

Anacapa Imaging

Scan Control Sheet

Planning Files

Client: City Clerk of San Buenaventura

File Number: CUP-670

File Name: _____

Initials _____

Box No _____

RECEIVED OCT 1 1985

CITY OF SAN BUENAVENTURA

PLANNING COMMISSION

ACKNOWLEDGMENT AND ACCEPTANCE OF CONDITIONS

CASE NO. CUP-670

The City of San Buenaventura Planning Commission, by Resolution No. 6126
adopted on August 27, 19 85, granted Conditional Use Permit Amendment

to Show Biz Pizza (applicant), subject to Conditions 1 through 17.

As the applicant, or agent for the applicant, I Alice Winters
hereby acknowledge that I have read the conditions and do hereby agree to accept
and comply with said conditions.

I also acknowledge that I am fully aware that Condition No. 3 states
that all conditions shall be fully complied with prior to issuance of any
occupancy clearance unless other arrangements have been made with the Director
of Community Development.

RECEIVED

SEP 26 1985

Dept. of Community Development
Planning
San Buenaventura

X Alice Winters
SIGNATURE Alice Winters
Secretary

ShowBiz Pizza Time, Inc.

(Formerly ShowBiz Pizza Place, Inc.)
For (if signed by agent or representative)

9-16-85

Date signed

TO THE ATTENTION OF THE APPLICANT: Section 8183 of the City of San Buenaventura
Ordinance Code reads as follows:

Section 8183 - Violations of Conditions - Penalty. If any portion of a privilege
authorized by a Modification, Variance, or Conditional Use is utilized, the
conditions of the Modification, Variance, or Conditional Use authorization
immediately becomes effective and must be strictly complied with. The violation
of any valid condition imposed by the Council, the Planning Commission or the
Modification Committee in connection with the granting of a Modification, Variance,
approval of a Conditional Use or other action taken pursuant to the authority of
this Division, shall constitute a violation of this Division and shall be subject
to the same penalties as any other violation of the San Buenaventura Ordinance Code.

Form to be completed in duplicate: cc to applicant and file

IN RE: CASE NO. S-3886 - APPLICATION FOR AN EXTENSION OF TIME TO RECORD A TENTATIVE TRACT MAP FOR A RESIDENTIAL SUBDIVISION AT THE NORTHEAST CORNER OF TELEPHONE ROAD AND KIMBALL ROAD - R. L. HERTEL - RPD-6U.

Upon review of staff's recommendation and with no one wishing to be heard, Commissioner Nasalroad moved to recommend that the City Council approve the extension of time. This was seconded by Commissioner Leach, and upon call of the roll, the vote thereon was as follows:

AYES: Commissioners Nasalroad, Pihlaja, Larrieu,
Viles, Leach, Dole.

NOES: None.

ABSENT: Commissioner Mikuls.

Whereupon, the Chairman declared the motion carried as per Resolution No. 6127.

IN RE: CASE PD-337 - APPLICATION TO CHANGE ELEVATIONS AND SITE PLANS FOR A COMMERCIAL OFFICE USE AT THE SOUTHEAST CORNER OF VICTORIA AVENUE AND MOON DRIVE - ALLAN GHITTERMAN - C-P-D.

Commissioner Pihlaja indicated he would be abstaining from consideration of this item.

It was explained that the Planning Commission had previously approved a commercial development on this property. As a part of that approval, the Planning Commission had confirmed the Comprehensive Plan policies that require the use to be retail or office uses not oriented to auto transient type facilities, such as fast food restaurants, bars, and cocktail lounges. In addition, the Commission indicated that it was their intent to not have a strip commercial development. Tenant orientation should be at the parking lot at the rear with no pedestrian entrances onto Victoria Avenue. In keeping with the General Plan policies and the intent of the Planning Commission, staff recommended that revisions be made to the proposed elevations to minimize pedestrian access from Victoria Avenue. It was recommended that the 6-foot wall along the easterly property line of Moon Drive be provided as shown on the original plans to help buffer this property from the residential area. This building will be taller than the original plan and has the potential of providing a mezzanine area. The site does not provide parking for additional floor area, and it was recommended that conditions be included so that the applicant is aware that additional floor area on a mezzanine or a second story could not be provided unless additional parking is provided. It was recommended that the time limit for start of construction be based on this current amendment action.

Commissioner Dole questioned if the exits onto Victoria would be emergency exits only.

will have a limited amount of traffic. With repeat clientele, there should not be any difficulty with using the driveway area. This project was found to be a reasonable and appropriate improvement and it was unreasonable to require this lot to be joined with adjacent properties. He moved to approve the amendment to the Change of Zone conditions and to approve the Planned Development Permit based on the exhibit presented at the meeting subject to the recommended conditions. This was seconded by Commissioner Leach.

Commissioner Dole stated that while this project is an improvement over the residence there needed to be careful consideration for what actually would occur. There are several modifications needed which are typically not granted for new office development. In addition, Telegraph Road is a heavily traveled street and this use may create traffic congestion on to it. The problems that can be associated with this development are those which the original conditions were trying to avoid. Therefore, he found this was not an appropriate development.

Upon call of the roll for the motion of approval, the vote thereon was as follows:

AYES: Commissioners Nasalroad, Pihlaja, Larrieu,
Viles, Leach.

NOES: Commissioner Dole.

ABSENT: Commissioner Mikuls.

Whereupon, the Chairman declared the motion carried as per Resolution Nos. 6124 and 6125.

IN RE: CASE NO. CUP-670 - APPLICATION TO CONTINUE AN AMUSEMENT ARCADE AT
4714 TELEPHONE ROAD - SHOW BIZ PIZZA TIME THEATER - C P-D.

Upon review of staff's recommendation to continue this operation and with no one wishing to be heard, Commissioner Nasalroad found this request to be in conformance with the intent of the original conditions, in conformance with the Section 8163.4 of the Ordinance Code, and as conditioned, to be compatible with and not detrimental to surrounding land uses. Therefore, he moved for approval of the request subject to the recommended conditions. This seconded by Commissioner Leach, and upon call of the roll, the vote thereon was as follows:

AYES: Commissioners Nasalroad, Pihlaja, Larrieu,
Viles, Leach, Dole.

NOES: None.

ABSENT: Commissioner Mikuls.

Whereupon, the Chairman declared the motion carried as per Resolution No. 6126.

CITY OF SAN BUENAVENTURA
PLANNING COMMISSION
ACKNOWLEDGMENT AND ACCEPTANCE OF CONDITIONS CASE NO. CUP-670

The City of San Buenaventura Planning Commission, by Resolution No. 6126
adopted on August 27, 19 85, granted Conditional Use Permit Amendment

to Show Biz Pizza (applicant), subject to Conditions 1 through 17.

As the applicant, or agent for the applicant, I Alice Winters
hereby acknowledge that I have read the conditions and do hereby agree to accept
and comply with said conditions.

I also acknowledge that I am fully aware that Condition No. 3 states
that all conditions shall be fully complied with prior to issuance of any
occupancy clearance unless other arrangements have been made with the Director
of Community Development.

RECEIVED

SEP 26 1985

Dept. of Community Development
Planning
San Buenaventura

Alice Winters
SIGNATURE Alice Winters
Secretary

ShowBiz Pizza Time, Inc.
(formerly ShowBiz Pizza Place, Inc.)
For (if signed by agent or representative)

9-16-85
Date signed

TO THE ATTENTION OF THE APPLICANT: Section 8183 of the City of San Buenaventura
Ordinance Code reads as follows:

Section 8183 - Violations of Conditions - Penalty. If any portion of a privilege
authorized by a Modification, Variance, or Conditional Use is utilized, the
conditions of the Modification, Variance, or Conditional Use authorization
immediately becomes effective and must be strictly complied with. The violation
of any valid condition imposed by the Council, the Planning Commission or the
Modification Committee in connection with the granting of a Modification, Variance,
approval of a Conditional Use or other action taken pursuant to the authority of
this Division, shall constitute a violation of this Division and shall be subject
to the same penalties as any other violation of the San Buenaventura Ordinance Code.

Form to be completed in duplicate: cc to applicant and file



CUP 670

city of San Buenaventura

mission san buenaventura - founded 1782

September 3, 1985

Show Biz Time
4441 Airport Freeway
Irving TX 75062

Re: CUP-670

Enclosed is a certified copy of Planning Commission Resolution No. 6126 for your file. Also enclosed are duplicate copies of Acknowledgment and Acceptance of Conditions to be signed by you and returned to this office within thirty days. Upon receipt of the two signed copies, one will be stamped with the date received and returned to you for your file.

If you have any questions please contact this office.

Everett Millais
City Planner

PLANNING COMMISSION RESOLUTION NO. 6126

APPROVING A CONDITIONAL USE PERMIT

CASE NO. CUP-670

BE IT RESOLVED by the Planning Commission of the City of San Buenaventura as follows:

SECTION 1: An application has been filed for a Conditional Use Permit pursuant to the San Buenaventura Ordinance Code for property located in the CPD Zone and more particularly described as Lots 1 through 6 of Tract 2776-1, located at 4714 Telephone Road.

SECTION 2: All proceedings having been duly taken as required by law, and upon review of the information provided in the staff report, consideration of the testimony given at the public hearing, as well as other pertinent information, the Planning Commission finds the following:

1. That the proposed use, as conditioned, is not detrimental to the public interest, safety, health, morals and general welfare.
2. That the proposed use, as conditioned, is essential and desirable to the public convenience.
3. That the proposed use, as conditioned, will not impair the integrity and character of the developments in the immediate neighborhood.
4. That the proposed use, as conditioned, will not be contrary to or in conflict with the general purpose and intent of the Zoning Ordinance Code.
5. That the proposed use, as conditioned, is in conformance with the Comprehensive Plan.
6. That the subject amusement arcade has operated properly for the past two years.

SECTION 3: Based on the above findings, a Conditional Use Permit is hereby granted to use the described property as an amusement arcade in conjunction with a restaurant, subject to the following conditions:

1. That this permit is granted for the land or land use as described in the application and any attachments thereto, and as shown on the plot plan submitted, labeled Exhibit A.
2. That all buildings, fences, signs, roadways, parking areas, and other facilities or features shall be located and maintained substantially as shown on the plot plan labeled Exhibit A, except or unless indicated otherwise herein or modified by the Architectural Review Board.

3. That compliance with and execution of all conditions listed hereon shall be necessary prior to obtaining final building inspection clearance and/or prior to obtaining any occupancy clearance. Deviation from this requirement shall be permitted only by written consent of the Director of Community Development.
4. That prior to obtaining an occupancy clearance and within 30 days hereof, the applicant shall file with the Secretary of the Planning Commission written acceptance of the conditions stated herein on forms provided by the Planning Division.
5. That any minor changes may be approved by the Director of Community Development subject to Planning Commission Resolution No. 5467. Any substantial change will require the filing of an Application for Amendment to be considered by the Planning Commission.
6. That all requirements of any law, ordinance, or regulation of the State, City of San Buenaventura, and any other governmental entity shall be complied with.
7. This approval is subject to the applicant paying all fees and assessments to the City of San Buenaventura as required by Ordinance.
8. That the hours of operation of the use approved by this permit shall be limited to from 11:00 a.m. to 11:00 p.m., Sunday through Thursday and 11:00 a.m. to 12:00 midnight, Friday and Saturday.
9. That no outside open storage of any kind shall be permitted on the site.
10. That no signs of any type are approved as a part of this action.
11. In the event the City determines that it is necessary to take legal action to enforce any of the provisions of these conditions, and such legal action is taken, the applicant shall be required to pay any and all costs of such legal action, including reasonable attorney's fees, incurred by the City, even if the matter is not prosecuted to a final judgment or is amicably resolved, unless City should otherwise agree with applicant to waive said fees or any part thereof.
12. The Conditional Use Permit is granted for an indefinite period of time. However, the CUP is subject to review at any time by the Planning Commission if complaints are received.
13. That this permit shall expire when the use for which it is granted is voluntarily discontinued.

Fire Department Conditions:

14. The structure shall be in compliance with applicable sections of the Uniform Fire Code and California Administrative Code, Title 19.
15. Portable fire extinguishers shall be provided for this structure, minimum rating 2A-10BC, and located 75 feet maximum travel distance per NFPA 10.
16. Commercial-type cooking equipment shall be protected by an approved automatic extinguishing system.
17. Inspection for compliance with these conditions and general fire safety will be required prior to occupancy. Contact the Fire Prevention Division at 654-7760.

SECTION 4: This Conditional Use Permit shall be void if the conditions listed herein are not fully complied with.

PASSED AND ADOPTED this 27th day of August, 1985.



Acting Secretary, Everett Millais

MK/ks/120/S1

STATE OF CALIFORNIA)
COUNTY OF VENTURA) SS
CITY OF SAN BUENAVENTURA)

I, EVERETT MILLAIS, Acting Secretary of the Planning Commission of the City of San Buenaventura do hereby certify that the above and foregoing resolution was duly passed and adopted by the Planning Commission of said City at a regular meeting thereof, held on the 27th day of August, 1985, by the following vote, to wit:

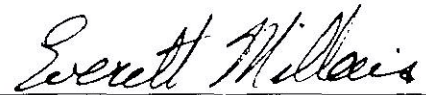
AYES: Commissioner Nasalroad, Pihlaja, Larrieu, Viles
Leach, Dole

NOES: None

ABSENT: Commissioner Mikuls

NOT VOTING: None

IN WITNESS WHEREOF, I have hereunto set my hand this 28th day of August, 1985.



Acting Secretary, Planning Commission
City of San Buenaventura, California

PLANNING COMMISSION HEARING DATE: August 27, 1985

COMMUNITY DEVELOPMENT STAFF REPORT

To: Planning Commission

Report On: Application to Reinstate a Conditional Use
Permit to Continue Operation of an Amusement
Arcade in Conjunction with a Pizza Restaurant.

Case No.: CUP-670

Applicant: Show Biz Pizza Time, Inc.
4441 West Airport Freeway
Irving, TX 75062

1. LOCATION:

The subject site, Lots 1 through 6 of Tract 2776-1, is known as the Telephone Road Plaza Shopping Center. This particular tenant is known as "Chuck E. Cheese's Pizza Time Theatre" and has a street address of 4714 Telephone Road.

2. SIZE:

The tenant occupies a 13,000 square foot free-standing building within a 22.59 acre shopping center.

3. EXISTING LAND USE:

An amusement arcade in conjunction with a pizza restaurant.

4. CURRENT ZONING:

CPD (Commercial Planned Development).

5. GENERAL PLAN:

The Future Land Use Plan designates the area as PM (Industrial Planned Development). The site is in the Arundell Community and is in the Phase I (Centers) area.

6. UNIQUE SITE CHARACTERISTICS:

None.

7. PREVIOUS ACTION:

May 25, 1982 - The Planning Commission approved a Planned Development Permit and a Conditional Use Permit to construct a free-standing restaurant building within the Telephone Road Plaza Shopping Center

and to operate an amusement arcade in conjunction with the restaurant (PD-198/CUP-670). The CUP was granted for a two-year period only (until May 25, 1984) and has now lapsed.

8. PENDING AND POTENTIAL ACTION:

None.

9. REQUEST:

That the Planning Commission reinstate a Conditional Use Permit to continue operation of an amusement arcade within a pizza restaurant for an indefinite period of time.

10. ENVIRONMENTAL IMPACT ASSESSMENT STATUS:

The project is categorically exempt under the Class I of the State Guidelines.

11. PROPOSED DEVELOPMENT:

On May 25, 1982, the Planning Commission granted a Conditional Use Permit to operate an amusement arcade within a proposed 13,000 square foot restaurant building. As that CUP was granted for a two-year period, ending May 25, 1984, the applicant has been operating without a CUP for the past year.

The current request is simply to reinstate the CUP in order to continue operation. The applicant indicates that the business has changed ownership from Chuck E. Cheese's Pizza Time Theatre to Show Biz Pizza Time, Inc. However, there will be no changes in the floor plan, the manner of operation, or the business hours (11:00 a.m. to 11:00 p.m., Sunday through Thursday, and 11:00 a.m. to 12:00 midnight on Friday and Saturday). The Conditional Use Permit is requested for an indefinite period of time.

12. STAFF RECOMMENDATION:

Staff finds that this use has functioned properly for the past two years. We have contacted the Police Department and they have indicated that they had no objections to this request. Therefore, we recommend that the request for a Conditional Use Permit to continue operation of an amusement arcade within a pizza restaurant BE APPROVED for an indefinite period of time as requested by the applicant. The applicant should be aware, however, that the CUP may be subject to review at any time by the Planning Commission if complaints are received.

13. FINDINGS:

- 1) That the proposed use, as conditioned, is not detrimental to the public interest, safety, health, morals and general welfare.
- 2) That the proposed use, as conditioned, is essential and desirable to the public convenience.
- 3) That the proposed use, as conditioned, will not impair the integrity and character of the developments in the immediate neighborhood.
- 4) That the proposed use, as conditioned, will not be contrary to or in conflict with the general purpose and intent of the Zoning Ordinance Code.
- 5) That the proposed use, as conditioned, is in conformance with the Comprehensive Plan.
- 6) That the subject amusement arcade has operated properly for the past two years.

14. CONDITIONS OF APPROVAL:

See draft resolution.

MK/ks/120/S1

PLANNING COMMISSION RESOLUTION NO. _____

APPROVING A CONDITIONAL USE PERMIT

CASE NO. CUP-670

BE IT RESOLVED by the Planning Commission of the City of San Buenaventura as follows:

SECTION 1: An application has been filed for a Conditional Use Permit pursuant to the San Buenaventura Ordinance Code for property located in the CPD Zone and more particularly described as Lots 1 through 6 of Tract 2776-1, located at 4714 Telephone Road.

SECTION 2: All proceedings having been duly taken as required by law, and upon review of the information provided in the staff report, consideration of the testimony given at the public hearing, as well as other pertinent information, the Planning Commission finds the following:

1. That the proposed use, as conditioned, is not detrimental to the public interest, safety, health, morals and general welfare.
2. That the proposed use, as conditioned, is essential and desirable to the public convenience.
3. That the proposed use, as conditioned, will not impair the integrity and character of the developments in the immediate neighborhood.
4. That the proposed use, as conditioned, will not be contrary to or in conflict with the general purpose and intent of the Zoning Ordinance Code.
5. That the proposed use, as conditioned, is in conformance with the Comprehensive Plan.
6. That the subject amusement arcade has operated properly for the past two years.

SECTION 3: Based on the above findings, a Conditional Use Permit is hereby granted to use the described property as an amusement arcade in conjunction with a restaurant, subject to the following conditions:

1. That this permit is granted for the land or land use as described in the application and any attachments thereto, and as shown on the plot plan submitted, labeled Exhibit A.
2. That all buildings, fences, signs, roadways, parking areas, and other facilities or features shall be located and maintained substantially as shown on the plot plan labeled Exhibit A, except or unless indicated otherwise herein or modified by the Architectural Review Board.

3. That compliance with and execution of all conditions listed hereon shall be necessary prior to obtaining final building inspection clearance and/or prior to obtaining any occupancy clearance. Deviation from this requirement shall be permitted only by written consent of the Director of Community Development.
4. That prior to obtaining an occupancy clearance and within 30 days hereof, the applicant shall file with the Secretary of the Planning Commission written acceptance of the conditions stated herein on forms provided by the Planning Division.
5. That any minor changes may be approved by the Director of Community Development subject to Planning Commission Resolution No. 5467. Any substantial change will require the filing of an Application for Amendment to be considered by the Planning Commission.
6. That all requirements of any law, ordinance, or regulation of the State, City of San Buenaventura, and any other governmental entity shall be complied with.
7. This approval is subject to the applicant paying all fees and assessments to the City of San Buenaventura as required by Ordinance.
8. That the hours of operation of the use approved by this permit shall be limited to from 11:00 a.m. to 11:00 p.m., Sunday through Thursday and 11:00 a.m. to 12:00 midnight, Friday and Saturday.
9. That no outside open storage of any kind shall be permitted on the site.
10. That no signs of any type are approved as a part of this action.
11. In the event the City determines that it is necessary to take legal action to enforce any of the provisions of these conditions, and such legal action is taken, the applicant shall be required to pay any and all costs of such legal action, including reasonable attorney's fees, incurred by the City, even if the matter is not prosecuted to a final judgment or is amicably resolved, unless City should otherwise agree with applicant to waive said fees or any part thereof.
12. The Conditional Use Permit is granted for an indefinite period of time. However, the CUP is subject to review at any time by the Planning Commission if complaints are received.
13. That this permit shall expire when the use for which it is granted is voluntarily discontinued.

Fire Department Conditions:

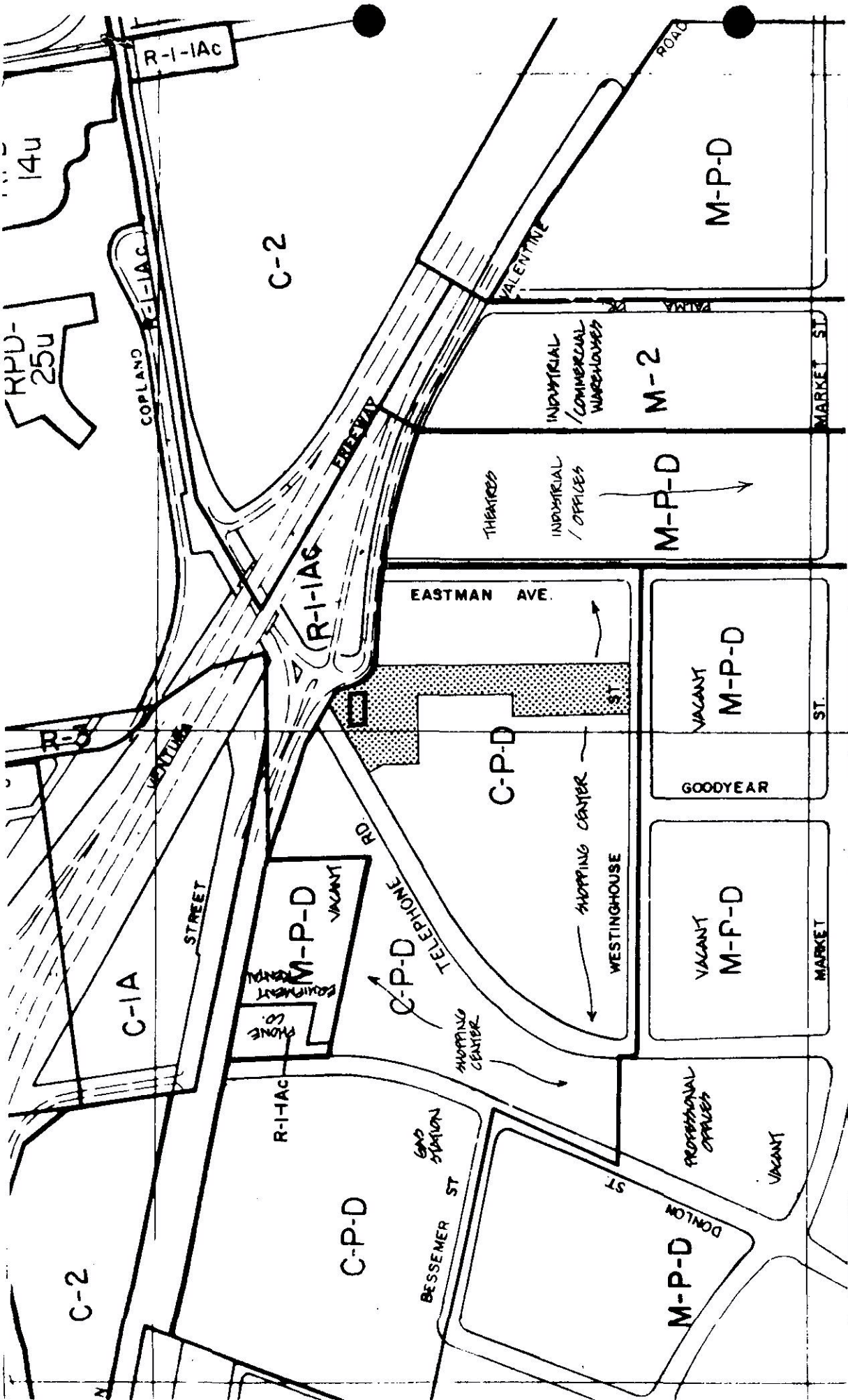
14. The structure shall be in compliance with applicable sections of the Uniform Fire Code and California Administrative Code, Title 19.
15. Portable fire extinguishers shall be provided for this structure, minimum rating 2A-10BC, and located 75 feet maximum travel distance per NFPA 10.
16. Commercial-type cooking equipment shall be protected by an approved automatic extinguishing system.
17. Inspection for compliance with these conditions and general fire safety will be required prior to occupancy. Contact the Fire Prevention Division at 654-7760.

SECTION 4: This Conditional Use Permit shall be void if the conditions listed herein are not fully complied with.

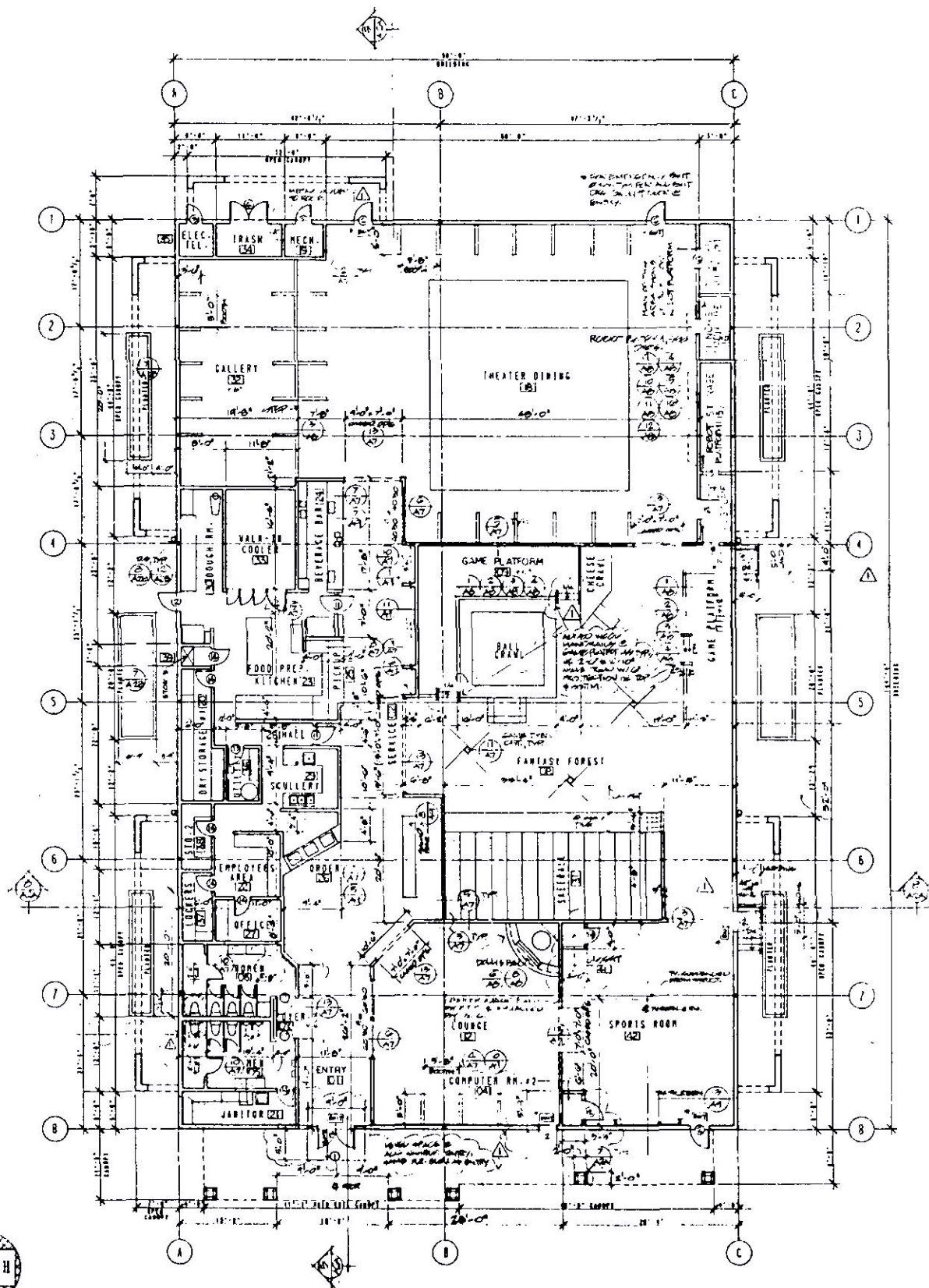
PASSED AND ADOPTED this ____ day of _____, 1985.

Acting Secretary, Everett Millais

MK/ks/120/S1

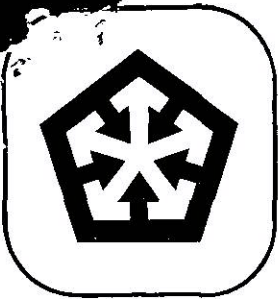


CITY OF SAN BUENAVENTURA • DEPARTMENT OF COMMUNITY DEVELOPMENT • PLANNING DIVISION	
COMPLETE LEGAL DESCRIPTION CONTAINED IN FILE NUMBER(S): CUP. 610	APPLICATION FOR AN AMENDMENT TO A CONDITIONAL USE PERMIT SHOW B/L
ORDINANCE NUMBER:	DATE:
EFFECTIVE DATE:	DATE: 8-15-88
NORTH 	SCALE: 1" = 400' DRAWN BY: PANG
CITY PLANNER: <i>Everett Miller</i>	



CASE NO. CUP-610 EXHIBIT "A"

FLOOR PLAN



PROJECT APPLICATION FORM

CITY OF SAN BUENAVENTURA • DEPARTMENT OF COMMUNITY DEVELOPMENT

Project Control No. 524

I. REQUIRED APPROVALS

(Check as Applicable)

	Case No.		Case No.
☐ Environmental Assessment		☐ Tentative Tract Map	
☐ Comprehensive Plan Amendment		☐ Tentative Parcel Map	
☐ Annexation		☐ Minor Lot Line Adjustment	
☐ Change of Zone to _____		☐ Modification	
☒ Conditional Use Permit	<u>670</u>	☐ Administrative Modification	
☐ Planned Development Permit		☐ Architectural Review Board	
☐ Variance		☐ Redevelopment Agency Approval	
		☐ Other _____	

Use Additional Sheets as May be Necessary to Answer Any Question

II. DESCRIPTION OF PROJECT AREA

- A. Location 084-0-072-265
Assessor's Parcel Number(s) Parcel C Book 34, page 79, City of San Buenaventura
Legal Description (Lot, Block, Tract, etc.) see attached sheet
- General Location (Street address or streets abutting property boundaries)
4714 Telegraph Road, Ventura, CA
phone
- B. Existing Zoning Commercial
- C. Lot size (square feet or acres) Gross 19,722 sq. ft.
Net 14,850 sq. ft.
(“Net” area excludes areas dedicated for public streets, parks, etc.)
- D. Land Use: Existing restaurant Proposed restaurant
- E. Adjacent Land Uses: North commercial South commercial
East commercial West commercial
- F. Existing Terrain and Natural Features located in shopping center
- G. Restrictions: Are there any restrictions (e.g. deed restrictions, easements) affecting the use of the property involved? Give expiration date of these restrictions, if any.
none

III. PROJECT DESCRIPTION

Existing building and no changes to be made to structure.
Ownership of business changing.

- A. Provide brief description of proposed project: pizza restaurant & family entertainment center, arcade, video games, electronically animated robots.

- B. Complete chart below for the proposed project:

Land Use Category	Number of Net Acres		Number of Net Square Feet		Percentage of site	
	Existing	Proposed	Existing	Proposed	Existing	Proposed
Area Covered by Buildings			13,000 sf	13,000 sf	88%	88%
Area Paved or Used for Parking (excluding public streets)						
Area Landscaped						
Area(s) Used for Other Purposes *						
TOTALS						

* Indicate what these other areas are used for _____

C. Complete Applicable Section Below:

1. Residential Projects:

(Check as applicable)

- ☐ Single Family
☐ Duplexes
☐ Condominium/Townhouses
☐ Apartments
☐ Mobile Homes

Type of Unit	Number of Units	Square Feet per Unit
Studio		
1 Bedroom		
2 Bedroom		
3 Bedroom		
4 or more		

Total Units _____

2. Non-Residential Projects:

(Check as applicable)

- ☐ Office
☒ Commercial
☐ Industrial
☐ Institutional
☐ Other _____

Building Type	Number of Buildings	Maximum Height	Total Floor Area (Sq.Ft.)
1 Story X	1		13,000
2 Story			
3 Story			
4 or More			

Number of Employees Anticipated _____

Total Floor Area of Project _____

D. Amount of Grading Proposed (in cubic yards) none

IV. AUTHORIZATION

A. Applicant: (Check one) ☐ Owner ☐ Lessee ☐ Has Power of Attorney ☐ In Escrow

ShowBiz Pizza ^{Time} ~~Place~~, Inc.

4441 W. Airport Frwy., Irving, TX

Name (Print)
214-258-8507

Address
Irving, TX 75062

Telephone

City, State

Zip

I hereby certify that the information herein and any exhibits and supplemental forms herewith submitted are true and correct to the best of my knowledge.

X Alice Winters
Signature of Applicant Alice Winters, Secretary

4/24/85
Date

B. Property Owner (If same as applicant, write "same". If more than one, please attach a consent letter from each property owner).

John E. Taft Bud Hartman
Caroline G. Taft Sally Hartman

Name in which property is held (per title records) If an entity, state type

4732 Telephone Rd Suite "C" Ventura, Ca 93003

(805) 642-7381
Telephone

I hereby certify that the information herein and any exhibits and supplemental forms herewith submitted are true and correct to the best of my knowledge. In addition I hereby authorize City staff to enter on and inspect the project site during normal working hours.

X [Signature]
Signature of Property Owner

5/7/85
Date

C. Contact Person (If other than applicant):

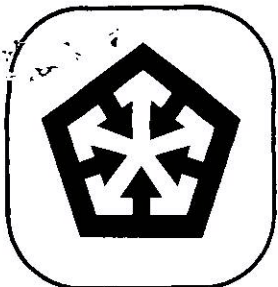
Elizabeth Srour
Name (Print)
213/372-8433
Telephone

820 Manhattan Ave. Suite 201
Address
Manhattan Beach, CA 90266
City, State Zip

D. If there are others who should receive an agenda and staff report notifying them of hearings on this application, list below:

Name Address City, State, Zip

E. If property is in escrow, who is escrow holder and when is escrow scheduled to close?



SUPPLEMENTAL FORM
PLANNING COMMISSION
PERMITS AND APPROVALS

CITY OF SAN BUENAVENTURA • DEPARTMENT OF COMMUNITY DEVELOPMENT

Project Control No. []

I. REQUIRED APPROVALS

	(Check as applicable)		CASE NO.	RESOLUTION NO.
	NEW	AMENDMENT		
Change of Zone				
Planned Development Permit				
Conditional Use Permit	XX			
Variance				
Parking District Determination				

Use Additional Sheets as May be Necessary to Answer Any Question

II. GENERAL LAND USE

A. What is the present use of the property and/or the existing structure(s)? (Describe the use in detail, including number of square feet devoted to each use, hours of operation, number of persons on-site, etc. – if more than one use, describe each one separately).

Pizza restaurant, with video games, arcade games, electronically animated robot performers,

B. What is the proposed use? (Describe the use in detail, including number of square feet devoted to each use, hours of operation, number of persons on-site, etc. – if more than one use, describe each one separately).

No change to the operation of the business or to the existing structure is being proposed with this application. The application is submitted in order to reinstate the Conditional Use Permit previously approved under Case No. CUP-670

C. For Amendments, list specific conditions of previous approvals which are affected by the amendment, and explain.

N/A

III. PARKING

A. Required Parking: Calculate parking requirements for proposed use below (types of uses and parking ratios are contained in Section 8146 of the Zoning Ordinance).

LIST TYPE OF USE (e.g. Classrooms, office, industrial warehouse, etc.)	ORDINANCE REQUIRED PARKING RATIO (e.g., 1/250 sq.ft. gross floor area)	GROSS FLOOR AREA DEVOTED TO USE (Or number of Classrooms, Dwelling Units, Etc.)	NUMBER OF REQUIRED PARKING SPACES
Existing restaurant - no structural change or change of operation being requested.	X		=
	X		=
	X		=
	X		=
	X		=
TOTAL SPACES REQUIRED			

Existing restaurant within commercial shopping center location;
no expansion of use being proposed.

- B. Number of on-site parking spaces provided _____
(Note: If required on-site parking is not provided, complete Question C)

Are "compact" spaces (minimum size 8 by 16 feet) proposed? Yes _____ No _____
If so, how many? Number _____ Percentage of Total _____

C. Other Parking Available

1. Off-site private parking (Attach written authorization for parking use)

Number of Spaces _____ Location of Spaces _____

Days and Times Available _____

Duration of Agreement _____

2. City Parking District:

Parking District No. _____

Number of Spaces Requested from District _____

- D. Bicycle Parking (See requirements contained in City Council Resolution No. 81-74):

Number of spaces required _____ Number Proposed _____

IV. RESIDENTIAL PROJECT INFORMATION

- A. Proposed Phasing of Development (List number of units and parking spaces per phase):

- B. Estimated selling price or rental price of units _____

- C. Parking breakdown:

Number of spaces Open _____ Carports _____ Garages _____

- D. List recreation amenities being provided _____

- E. Air Quality Management Plan: On separate sheet, list any conditions or requirements of AQMP Project Evaluation Program, and describe how they are complied with.

V. VARIANCES

The Planning Commission and/or City Council are required to make the following findings in approving a Variance. Explain why you feel the proposed project conforms to these findings on a supplemental sheet.

- "a. That there are particular or special conditions or exceptional circumstances applicable to the property involved, or its size, shape, topography, location, surroundings, or the intended use thereof which do not apply generally to the property or class of uses in the same vicinity or zone;
- b. That such Variance is desirable for the preservation and enjoyment of a substantial property right of the applicant;
- c. That the granting of such variance will not be materially detrimental to the public interest, safety, health, or welfare or injurious to the property or improvements in the same vicinity and zone in which the property is located; and
- d. That the granting of such Variance will not be contrary to or in conflict with the general purposes and intent of the Ordinance Code."

EXHIBIT "A"

Legal of Premises

THAT PORTION OF PARCEL C IN THE CITY OF SAN BUENAVENTURA, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 34 OF PARCEL MAPS AT PAGE 79 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHWESTERLY POINT BEING THE INTERSECTION OF THE SOUTHERLY LINE OF TELEPHONE ROAD AND THE WESTERLY LINE BEARING SOUTH 29° 32' 08" EAST 74.29 FEET; THENCE LEAVING SAID WESTERLY COURSE OF PARCEL C, NORTH 87° 04' 29" EAST 61.04 FEET TO THE TRUE POINT OF BEGINNING; THENCE,

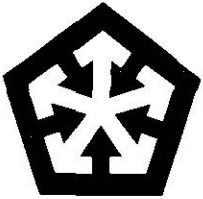
1ST NORTH 87° 04' 29" EAST 173.00 FEET; THENCE,

2ND SOUTH 2° 55' 31" EAST 114.00 FEET; THENCE,

3RD SOUTH 87° 04' 29" WEST 173.00 FEET; THENCE,

4TH NORTH 2° 55' 31" WEST 114.00 FEET TO THE TRUE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 19,722 SQUARE FEET.



PLAN REVIEW WORKSHEET

CITY OF SAN BUENAVENTURA • DEPARTMENT OF COMMUNITY DEVELOPMENT

A. PRELIMINARY INFORMATION

Project Control No. 524

- Date Application Received 5/30/85 Case Nos.: CUP 670
- EIR Committee Review Required?
Yes ☒ No ☐
(Categorical Exemption Class No. I (e)? no new const.)
- Comprehensive Plan:
Land Use Designation PC
Phasing I
- Use complies with existing zoning? Yes ☒ No ☐
- Previous Case Numbers CUP 670 PD 198
(List conditions on other side)
- Special Features:
☐ Coastal Zone
☐ Redevelopment Area
☐ Historical or Archaeological Designation
☐ Others _____
- Fees: Receipt No. _____ Amount _____ Received by _____

B. EIR COMMITTEE (Case No. EIR _____)

- Review Date _____
- Determination:
☐ Negative Declaration ☐ 10 Day Appeal Date
☐ Conditional Negative Declaration ☐ Determination Expiration Date
☐ Subsequent Use of EIR- _____ ☐ Other Agency Review
☐ EIR Required

C. PLAN REVIEW COMMITTEE

- Review Date 6-11-85
- Determination:
☒ Application Complete
☐ Application Incomplete (attach letter to applicant)
Deadline date for additional information _____
Date additional information accepted _____
- DATE APPLICATION ACCEPTED 6-11-85 By: mk

D. REVIEWS

	MEETING DATE	STAFF PERSON ASSIGNED
☐ Redevelopment Agency		
☐ Project Review Committee		
☐ Modification Committee		
☐ Architectural Review Board		
☐ Subdivision Committee		
☒ Planning Commission	<u>27</u> <u>8-13-85</u>	<u>mk</u>
☐ Administrative Modification		
☐ Historic Preservation Commission		
☐ Coastal Commission		
☐ Other		

Bunny Srour & Associates

Business and Real Estate Development Services

Elizabeth C. Srour

820 Manhattan Avenue Suite 201
P.O. Box 3624
Manhattan Beach, CA 90266
(213) 372-8433 (213) 545-1476

June 19, 1985

City of Ventura
Post Office Box 99
Ventura, CA 93002-0099

ATTN: MICHAEL KAMINO, ASSOCIATE PLANNER

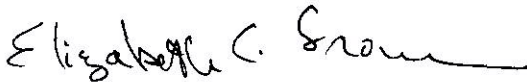
SUBJECT: Case No. CUP-670

Dear Mr. Kamino:

Please accept this on behalf of my client, ShowBiz Pizza Place, Inc. as a request to reschedule the Planning Commission public hearing for the referenced Case from August 13 to August 27, 1985. Per our phone conversation this date, the matter has been scheduled for August 27, and this correspondence is to confirm that date.

Thank you for your assistance.

Very truly yours,

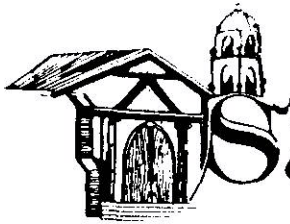


ELIZABETH C. SROUR
REPRESENTATIVE,
SHOWBIZ PIZZA PLACE, INC.

ECS:lm

cc: ShowBiz Pizza Place, Inc.

RECEIVED
JUN 24 1985
Dept. of Community Development
Planning
San Buenaventura



City of San Buenaventura

mission san buenaventura - founded 1782

June 13, 1985

Alice Winters
Show Biz Pizza Palace, Inc.
4441 Airport Freeway
Irving, TX 75062

Re: Case No. CUP-670

On May 30, 1985, applications were submitted for the above referenced project located at 4719 Telephone Road.

Staff reviewed your project and determined that it was Categorically Exempt under Class I of the Guidelines for Implementation of the California Environmental Quality Act of 1970.

The Plan Review Committee met on June 11, 1985 and reviewed the application materials submitted for your project. Based on that review, staff determined that the application for a Conditional Use Permit is complete for filing.

Based on the above items, your application is scheduled for the Planning Commission hearing of August 13, 1985.

If you should have questions regarding this notification or about your project, contact Michael Kamino at 654-7800, Ext. 693, who is the staff planner assigned to your project. Please telephone between the hours of 8:00 a.m. to 1:00 p.m. and 4:00 p.m. to 5:00 p.m., Monday through Friday.

Very truly yours,

Everett Millais
City Planner

EM/MK/rnZ/175

cc: Elizabeth Srour, 820 Manhattan Ave., #201, Manhattan Beach, CA 90266



Memorandum

date: June 10, 1985

to: Everett Millais, City Planner
from: Kenneth Hess, Jr , Assistant Chief ✓
subject: CUP-670 PIZZA PLACE 4714 Telephone Road

The Fire Department has reviewed CUP-670 and has the following requirements:

- (78) The structure shall be in compliance with applicable sections of the Uniform Fire Code and California Administrative Code, Title 19.
 - (79) Portable fire extinguishers shall be provided for this structure, minimum rating 2A-10BC, and located 75 feet maximum travel distance per NFPA 10.
 - (80) Commercial-type cooking equipment shall be protected by an approved automatic extinguishing system.
- Inspection for compliance with these conditions and general fire safety will be required prior to occupancy. Contact the Fire Prevention Division at (805)654-7760.

/tw

Bunny Srour & Associates

Business and Real Estate Development Services

Elizabeth C. Srour

820 Manhattan Avenue Suite 201
P.O. Box 3624
Manhattan Beach, CA 90266
(213) 372-8433 (213) 545-1476

May 28, 1985

City of Ventura
Planning Department
501 Poli Street
Ventura, CA 93001

ATTN: Mike Kamino, Associate Planner

SUBJECT: 4714 Telephone Road
SHOWBIZ PIZZA PLACE, INC./PIZZA TIME THEATER

Dear Mr. Kamino:

Attached please find the Conditional Use Permit Application which has been signed by the property owners and by a representative of ShowBiz Pizza, the filing fee, cover letter to the Planning Commission, and required plans and transparencies. Per our phone conversation this date, this Application is being submitted for the Project Review Committee after which a hearing date will be set for Planning Commission review. If you have any questions regarding the application, please contact my office and we will respond as quickly as possible. As I mentioned in our conversation, I will contact you the week of June 11 to confirm a date and time to meet with you regarding the Application.

In the meantime, please feel free to call me if necessary. If I am not available, my associate, Lois McCamy, will be able to help you.

Sincerely,



ELIZABETH C. SROUR
Representative,
ShowBiz Pizza Place, Inc.

ECS:lm



May 28, 1985

City of Ventura
Planning Commission

SUBJECT: 4714 Telephone Road
ShowBiz Pizza Place, Inc./Pizza Time Theater

Dear Chairman and Members of the Commission:

The attached application is submitted by ShowBiz Pizza Place for reinstatement of a Conditional Use Permit for operation of the family entertainment restaurant. A Use Permit was granted for this restaurant in May of 1982; however, the previous managers of the business neglected to apply for an Amendment to continue the operation as required by that Permit.

As the new owners and manager of the business, it is our intention to operate the restaurant and entertainment center in substantially the same fashion as described in the original proposal. We do not intend to expand the facility or present operation of the business in any way. In addition, the business was established in compliance with conditions of Planning Commission Resolution 5391.

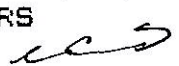
Our family entertainment restaurant will continue to offer a recreational opportunity that compliments the surrounding area. With a unique restaurant concept, our experience in restaurant management and the appropriate location, our restaurant will make a significant contribution to Ventura's social and economic opportunities.

We respectfully request approval of this application.

Sincerely,

SHOWBIZ PIZZA PLACE, INC.

By: ALICE WINTERS



ShowBiz Pizza Place, Inc.

4441 W. Airport Frwy. • Irving, TX 75062 • (214) 258-8507

A Subsidiary of Brock Hotel Corporation.

Planning: B&S has
no conditions.

Bal 7-1-85

CITY OF SAN BUENAVENTURA
DEPARTMENT OF COMMUNITY DEVELOPMENT

PLANNING COMMISSION AGENDA REVIEW

CASE NO: COR-670

DATE CIRCULATION: June 3-85

The above case is tentatively scheduled for the Planning Commission meeting of

July 23. An application has been filed by and for the following:

Show Big Pizza Place for amend Cond Use Permit
for a recreational theatre/restaurant at 4714 Telephone Rd
(Assessor's Parcel No. 84-072-26).

The initial review will be held on Tuesday June 11, in Conference Room "B" of City Hall. The review will be to determine the completeness and accuracy of the applicant and identify any issues to be reviewed. You are requested to review the materials enclosed and attend the meeting. In order to have the written staff report prepared for review by the Commission, all conditions, comments, suggestions, etc should be submitted in writing to the Planning Division office no later than Wednesday, June 26.

Everett Millais
City Planner

circulated by LN Thompson

cc: City Engineer (2)
Building Official
Fire Department (3)
Police Crime Prevention
Parks Department
County Planning
County Envir Health
Unified School Dist

CITY OF SAN BUENAVENTURA

POLICE DEPARTMENT

RESPONSE TO PLANNING DIVISION STAFF

CASE NO: CUP-670

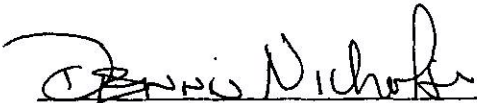
DATE: 6-14-85

The staff of the Chief of Police has reviewed the plans for the proposed project located at Show Biz Pizza 4714 Telephone Rd
(Assessor's parcel No.) 84-072-26.

After reviewing these plans, with regard to impact on police services, the department has made the following determinations:

- ☒ No police problems were noted at this time.
- ☐ Minor problems have been found and are addressed below.
- ☐ Major objections were found and will be addressed on supplemental sheets.

R. L. McLean
Chief of Police

By 

RECOMMENDATIONS, COMMENTS, AND/OR SUGGESTED CONDITIONS:

CC: Director of Community Development
City Engineer
City Manager
Fire Chief
File

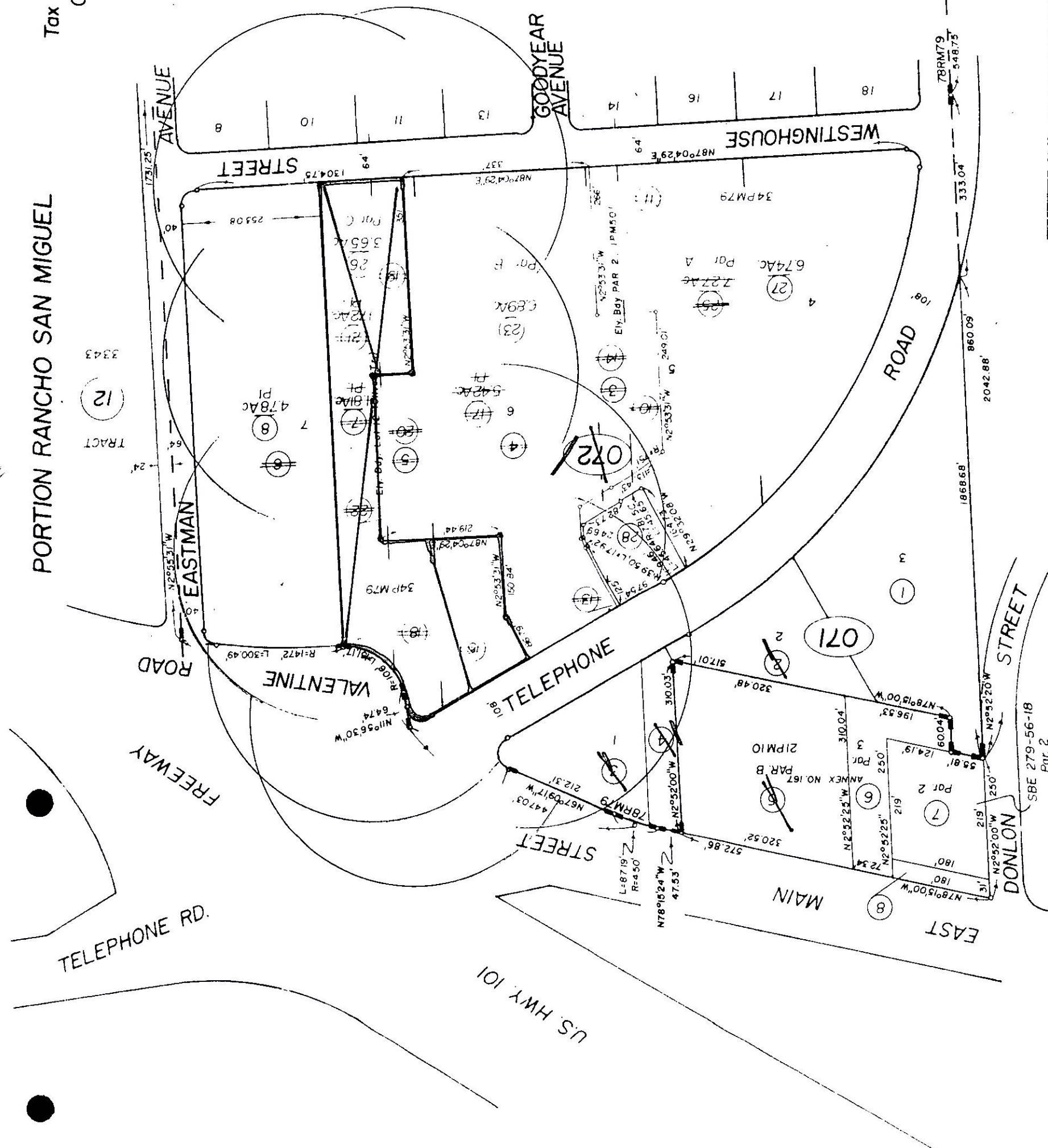
84-07

Tax Rate Area
05011

PORTION RANCHO SAN MIGUEL



CAR-670
SAR-648
8-9-85



BK 79

08

TRACT 09
3077-1

Parcel Map, P.M. Bk. 34, Pg. 79
Por. Olivas Tract, R.M. Bk. 2, Pg. 105
Por. Tract 2776-1, R.M. Bk. 78, Pg. 79

CITY OF SAN BUENAVENTURA
Ventura County Assessor's Map.

Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.
Assessor's Mineral Numbers Shown in Squares.

DRAWN	S.E.	CHECKED
REDRAWN		DATE 11-24-78
INKED	S.E.	EFFECTIVE 79-80 ROLL
PREVIOUS	BK 138, Portion Pg. 02	
Compiled By Ventura County Assessors Office		

December 13, 1984

Robert Brock
Show Biz Pizza Place, Inc.
4411~~1~~ West Airport Freeway
Irving, TX 75062

Re: Chuck E. Cheese's Pizza Time Theater

Dear Sir:

The Planning Department is in receipt of a request for a business license at the Pizza Time Theater site located at 4714 Telegraph Road in Ventura. A check of our records indicates that the Conditional Use Permit to operate the facility has lapsed and a new CUP is ~~not~~ required to continue operation of the business. (See enclosed Planning Commission resolution condition no. 17.) I am also enclosing the forms and information to apply for the CUP.

Please contact this office if you have any questions regarding this letter.

Sincerely,

Mike Kamino
Associate Planner

MK/rn/X

cc: CUP-670 file
Business License Dept.

Encl.

January 18, 1984

Gary Katz
Pizza Time Theater
4714 Telephone Road
Ventura, CA 93003

Mr. Katz:

In response to your letter requesting a "special use permit" to allow the placement of an inflatable mascot at your facility, please be advised that the City does not have any provision for "special use permits". The mascot would be considered a decorative device, which is a prohibited sign under Section 8149.11(c) of the Ordinance Code and is therefore not allowed. It would not be defined as a banner or a temporary sign and therefore, cannot be displayed "in lieu of banner time".

Katie Korzun
Senior Planner

KK/paw/3

cc: Code Enforcement Officer



To: City Planning Commission

Subject: Special Use Permit

From: Pizza Time Theatre
4714 Telephone Road
Ventura, California 93003

To whom it may concern:

Chuck E. Cheese's Pizza Time Theatre of Ventura requests a special use permit, so that we may display our inflatable mascot.

Chuck E., who when inflated stands 20 feet tall, will be secured to the roof of our building with guideropes and safety release lines (for quick deflation during high winds). Chuck E.'s feet will also be secured to the roof. Hot air will be pumped into the inflatable by way of an electric fan.

The inflatable and fan are patented products of and are owned by Pizza Time Theatre, Inc. for use by company and franchise units across the country. We request that we be allowed to display "Chuck E." from Friday March 29 through April 8 to celebrate our 1st anniversary in Ventura.

This request is in lieu of any banner time that we are allocated.

Sincerely,

Pizza Time Theatre

Gary Katz, General Manager
Gene McAteer, District Manager
Skip Hall, Divisional Manager

RECEIVED
JAN 22 1984
Dept. of Community Development
Planning
San Buenaventura

PLANNING COMMISSION

CASE NO. CUP-670

Form to be completed in duplicate: cc to applicant and file



City of San Buenaventura

mission san buenaventura - founded 1782

DAVID B. WHEELER
1213 Innsbruck Drive
Sunnyvale, California 94086

Re: Case No. CUP-670

Enclosed is a certified copy of Planning Commission Resolution No. 5391 for your file.

Also enclosed are two copies of "Acknowledgment and Acceptance of Conditions" to be signed by you and returned to this office within 30 days. Upon receipt of both copies from you, one copy will be stamped with the date received and returned to you for your file.

Sincerely,

Robert A. Leiter
City Planner

RAL/cf
Enclosures

PLANNING COMMISSION RESOLUTION NO. 5391

GRANTING A CONDITIONAL USE PERMIT

CASE NO. CUP-670

BE IT RESOLVED by the PLANNING Commission of the City of San Buenaventura as follows:

SECTION 1: An application has been filed for a Conditional use Permit pursuant to the San Buenaventura Ordinance Code for property located in the C-P-D Zone and more particularly described as a portion of Parcel C of Lots 4, 5, and 6 of Tract 2776-1, located at the southeasterly corner of Telephone and Valentine Roads.

SECTION 2: All proceedings having been duly taken, as required by law, the Commission finds that the requirements of the San Buenaventura Ordinance Code have been satisfied by reason of the following facts:

The proposed use is desirable to the public convenience and welfare and will be in harmony with the various elements and objectives of the zoning regulations of Division 8 of the San Buenaventura Ordinance Code. The proposed use would not be detrimental to the health, morals, and general welfare of the public and would not impair the integrity and character of the development in the immediate neighborhood.

SECTION 3: A Conditional Use Permit is granted to use the described property for entertainment and video game arcade in conjunction with a restaurant, subject to the following conditions:

1. That this permit is granted for the land as described in the application and any attachments thereto, and as shown on the plot plan submitted, labeled Exhibit "U".
2. That all buildings, fences, signs, roadways, parking areas, and other facilities or features shall be located and maintained substantially as shown on the plot plan labeled Exhibit "U", except or unless indicated otherwise herein or modified by the Architectural Review Board.
3. That all buildings and structures shall be substantially of the design as shown on the elevation plan labeled Exhibit "U", unless modified by the Architectural Review Board.
4. That compliance with and execution of all conditions listed hereon shall be necessary prior to obtaining final building inspection clearance and/or prior to obtaining any occupancy clearance. Deviation from this requirement shall be permitted only by written consent of the Director of Community Development.
5. That prior to obtaining a building permit and within 30 days hereof, the applicant shall file with the Secretary of the Planning

Commission written acceptance of the conditions stated herein on forms provided by the Planning Division.

6. That unless the approval is granted and is diligently pursued thereafter, this approval will automatically become null and void. However, if the approved plot plan, elevation plans, and adjacent areas are unchanged, the Director of Community Development may grant one additional twelve (12) month extension of time for start of construction.
7. That any minor changes may be approved by the Director of Community Development subject to Planning Commission Resolution No. 1891. Any substantial change will require the filing of an Application for Amendment to be considered by the Planning Commission.
8. That all requirements of any law, ordinance, or regulation of the State, City of San Buenaventura, and any other governmental entity shall be complied with.
9. This approval is subject to the applicant paying all fees and assessments to the City of San Buenaventura as required by Ordinance.
10. That all areas shown as parking areas shall be surfaced with asphaltic concrete and shall be suitably marked, outlining individual parking spaces and traffic flow. Said surfacing and marking shall be completed prior to final inspection of the structure or structures by the Building and Safety Division of the Department of Community Development or prior to the issuance of any occupancy clearance. The surface of all parking areas and garage and carport floors shall be maintained in an adequate state of repair at all times subject to the satisfaction of the Director of the Department of Community Development. All parking spaces shall be a minimum of nine (9) feet wide by twenty (20) feet deep, unless stated otherwise herein.
11. That all utility facilities shall be placed underground in accordance with the City Ordinance Code.
12. That all landscape areas adjacent to parking, circulation, and vehicle storage areas shall be enclosed by a raised concrete curb or low wall. All planters adjacent to the street right-of-way shall be constructed with weep holes as per specifications of the City Engineer's Office.
13. That trees of a type and size as approved by the Superintendent of Parks and Recreation shall be planted at the applicant's expense in the locations designated by and according to the specifications of the Superintendent of Parks and Recreation between the property line and the curb. It shall be the applicant's responsibility to make all arrangements with the Superintendent of Parks and Recreation concerning the requirements of this conditions.

14. That the hours of operation of the use approved by this permit shall be limited to from 11:00 a.m. to 11:00 p.m., Sunday through Thursday and 11:00 a.m. to midnight, Friday and Saturday.
15. That no outside open storage of any kind shall be permitted on the site.
16. That no signs of any type are approved as a part of this action.
17. That this Conditional Use Permit is granted for a two year period of time ending May 25, 1984. Upon the pending expiration of this permit, the applicant may request, by filing an Application for Amendment, that the Planning Commission review the case for a possible extension of time. If no Application for Amendment is filed on or prior to May 25, 1984, then this permit shall automatically become null and void and a new permit will be required to re-establish the use. Any such request for an extension of time shall be considered at a public hearing and notification shall be given to adjacent property owners in the prescribed manner.
18. That this Conditional Use Permit shall expire when the use for which it is granted is voluntarily discontinued for a period of 30 consecutive days or more.
19. That eight (8) copies of each of detailed plot plans, elevation plans, sign plans, and landscape plans shall be submitted to the Architectural Review Board for consideration and approval prior to any permits or clearances being granted. No improvement shall be made except in accordance with the plans approved by the Architectural Review Board. Once constructed, the improvements shall be maintained in accordance with the approved plans.
20. That all plans required to be submitted to the Architectural Review Board for consideration and approval shall be submitted as a part of a single application.
21. That all landscaping and irrigation plans submitted to the Architectural Review Board shall be prepared by a State licensed landscape architect.
22. That all materials and colors used in construction and all landscape material shall be as represented to or as specified by the Architectural Review Board and any deviation will require the express approval of the Board. Once constructed or installed, all improvements shall be maintained in accordance with the approved plans and in a manner acceptable to the Architectural Review Board.
23. That a detailed sign program for the project herein approved shall be submitted to the Architectural Review Board in conjunction with the submittal of building elevation plans. Said sign program shall indicate the type, area, height, location, and colors of all sign entitlement for the entire project. No roof or pole signs shall be

permitted. The sign program shall be approved by the Architectural Review Board prior to issuance of building permit.

24. That a trash enclosure shall be provided and maintained of a size and location as approved by the Architectural Review Board. Said trash storage area shall be enclosed with a solid wall of sufficient height to adequately and aesthetically screen the area and shall include a solid gate. The trash storage area shall be maintained in good repair at all times.
25. That no final inspection or occupancy permit will be granted until all construction is completed and all improvements and landscaping are installed in accordance with the plans approved and the conditions required by the Architectural Review Board.
26. An approval granted by the Planning Commission does not constitute a building permit or authorization to begin any construction. An appropriate permit issued by the Division of Building and Safety must be acquired prior to constructing, enlarging, moving, converting, or demolishing any building or structure within the City.
27. That a five foot wide landscape planter be provided to the west of the seven parking spaces located four rows west of the proposed Pizza Time Theater Building and provided that all driveway widths meet minimum standards.
28. Twenty four bicycle parking spaces be located adjacent to the Pizza Time Theater entrance.
29. That the proposed building, bike racks, landscaping, and signage be consistent with the Architectural Theme Guidelines previously approved.
30. That adequate parking shall be provided on-site at all times.

Building and Safety Conditions:

31. All building construction shall be designed in accordance with the City's currently adopted Uniform Building Code, National Electric Code, Uniform Plumbing and Mechanical Codes and appropriate sections of the San Buenaventura Ordinance Code.
32. Complete architectural plans and appropriate engineering calculations shall be prepared by a State Licensed Architect or Engineer and be submitted to the Division of Building and Safety for plan check and plan approval.
33. Prior to beginning construction, appropriate building, electrical, plumbing and mechanical permits shall be secured from the Division of Building and Safety.
34. All construction relating to access to public accommodations for the physically handicapped shall be in accordance with the requirements

of the California Health and Safety Code, Section 19955, et. seq. and the current adopted Uniform Building Code.

35. Buildings shall be designed in accordance with the State of California energy conservation standards for non-residential buildings. The necessary plans and documentation shall be submitted at time of plan check.
36. Fire Protection Ordinance 79-30 requires fire sprinkler systems in new buildings over 5,000 sq. ft. or four (4) or more stories in height, and all roofing is required to be non combustibile or fire retardant.

Engineering Conditions:

37. Sewer and water connection fees shall be determined and paid at the time of issuance of building permits.
38. A fee of \$.08 per square foot of building area shall be paid prior to issuance of building permits for participation in additional traffic improvements and signalization.
39. That no open cut excavations shall be allowed in the travelway of Telephone Road, Valentine Road, or Eastman Street.

Fire Department Conditions:

40. The sprinkler shall be equipped with an automatic fire Sprinkler system in accordance with City Ordinance No. 79-30.
41. All Fire Department connections to required automatic fire sprinkler shall be located as approved by the Fire Chief and painted yellow prior to final acceptance of the system.
42. The structure shall be provided with a non combustibile or fire retardant roof in accordance with City Ordinance No. 79-30.
43. The structure shall be in compliance with applicable sections of the Uniform Fire Code, and California Administrative Code, Title 19.
44. Portable fire extinguishers shall be provided for the structure - minimum rating 2A - 10BC and located 75 feet maximum travel distance per NFPA 10.

SECTION 4: This Conditional Use Permit shall be void if the applicant fails to comply with the conditions hereof.

PASSED AND ADOPTED this 25th day of May, 1982.

Acting Secretary, Robert A. Leiter

STATE OF CALIFORNIA)
COUNTY OF VENTURA)
CITY OF SAN BUENAVENTURA) SS

I, ROBERT A. LEITER, Acting Secretary of the Planning Commission of the City of San Buenaventura, do hereby certify that the above and foregoing resolution was duly passed and adopted by the Planning Commission of said City at regular meeting thereof, held on the 25th day of May, 1982, by the following vote, to wit:

AYES: Commissioners Norman, Dole, Stewart, Mikuls, Schwartz

NOES: None

ABSENT: Commissioners Berg, Olney

NOT VOTING: None

IN WITNESS WHEREOF, I have hereunto set my hand this 26th day of May, 1982.

Acting Secretary, Planning Commission
City of San Buenaventura, California

right-of-way, shall be installed in accordance with Ordinance Code Section 8231.16 by the Developers.

J. Site parking lot conditions:

- (1) That the landscaping strip located on the west side of the Garden Street entrance shall be continuous so that the parking lot drive aisle near the Main Street entrance is closed-off. This will improve vehicle egress flow from the site and will reduce traffic conflicts.
- (2) That proposed compact-car spaces located in the central area of the parking lot (adjacent to full-size car spaces) shall be eliminated. This may be accomplished by eliminating the proposed strip landscaping. Full size spaces will then be created. This condition will prevent full-size vehicles parking in compact spaces and thereby overhanging into the drive aisles. The proposed compact spaces shown along the parking lot perimeter are satisfactory.

7. A-257, 5533 Foothill Road.

No conditions.

8. CUP-631 (Chartterly), Grand Avenue and Moon Drive.

Engineering Conditions of Approval, as adopted in Planning Commission Resolution No. 5153, shall apply.

ENG. CONDITIONS

9. PD-198, CUP-670 (Restaurant at Main Street and Telephone Road).

- 39 (a) Sewer and water connection fees shall be determined and paid at the time of issuance of building permits.
- 40 (b) A fee of \$.08 per square foot of building area shall be paid prior to issuance of building permits for participation in additional traffic improvements and signalization.
- 41 (c) That no open cut excavations shall be allowed in the travel way of Telephone Road, Valentine Road or Eastman Street.

10. CUP-370, Swim School.

No conditions.

JH/ks/4



Memorandum

date. May 13, 1982

to: Current Planning Staff

from: Bob Prodoehl, Building Official *RJP*

subject: PD 198, CUP 670 - Restaurant/Arcade, Telephone Road, Chuck E. Cheeses.

In response to your request, subject case has been examined by the Division of Building and Safety and our recommended conditions of approval are as follows:

- 33 1. All building construction shall be designed in accordance with the City's currently adopted Uniform Building Code, National Electric Code, Uniform Plumbing and Mechanical Codes and appropriate sections of the San Buenaventura Ordinance Code. (BS-1)
- 34 2. Complete architectural plans and appropriate engineering calculations shall be prepared by a State Licensed Architect or Engineer and be submitted to the Division of Building and Safety for plan check and plan approval. (BS-2)
- 35 3. Prior to beginning construction, appropriate building, electrical, plumbing and mechanical permits shall be secured from the Division of Building and Safety. (BS-3)
- 36 4. All construction relating to access to public accommodations for the physically handicapped shall be in accordance with the requirements of the California Health and Safety Code, Section 19955, et. seq. and the currently adopted Uniform Building Code. (BS-5)
- 37 5. Buildings shall be designed in accordance with the State of California energy conservation standards for non-residential buildings. The necessary plans and documentation shall be submitted at time of plan check. (BS-6)
- 38 6. Fire Protection Ordinance 79-30 requires fire sprinkler systems in new buildings over 5,000 sq. ft. or four (4) or more stories in height, and all roofing is required to be non-combustible or fire retardant. (BS-7)

tp



Memorandum

Date: April 29, 1982

TO: BOB LEITER, CITY PLANNER (DEPT. OF COMMUNITIY DEVELOPMENT)
FROM: KEN HESS, ASSISTANT CHIEF
SUBJECT: P.D. 198/CUP 670 CHUCK E. CHEESE'S RESTAURANT
Telephone Road Plaza

The Fire Department has reviewed P.D. 198/CUP 670 and have the following requirements:

- 42 (1) The structure shall be equipped with an automatic fire sprinkler system in accordance with City Ordinance #79-30.
- 43 (2) All Fire Department connections to required automatic fire sprinkler shall be located as approved by the Fire Chief and painted yellow prior to final acceptance of the system.
- 44 (3) The structure shall be provided with a non-combustible or fire retardant roof in accordance with City Ordinance #79-30.
- 45 (4) The structure shall be in compliance with applicable sections of the Uniform Fire Code, and California Administrative Code Title 19.
- 46 (5) Portable fire extinguishers shall be provided for this structure - minimum rating 2A - 10 BC and located 75' maximum travel distance per NFPA 10.

B.G. Horne, Fire Chief

By:

K. Hess
Ken Hess
Assistant Chief

BGH/KH/no

City of San Buenaventura
Department of Community Development

PLANNING COMMISSION AGENDA REVIEW

City Engineer
Engineering Div
Bldg & Sfty Div
Fire Dept
Police Dept
Landscape Architect
Parks & Recr Dept
County Plng Dept
Unified School Dist

CASE NO PD-148/CUP-470

Date 4-26

Scheduled for the Planning Commission Meeting of Tues May 25
is an application filed by David Wheeler
for an amendment to a Plnd Developer Per & application for
a Cond Use Per to construct a restaurant with arcade.
The property is located in the Best Western Center at
Minor Telephone.
The Assessor's Parcel No. is 84-072-01-00.

The agenda review meeting will be held in the City Planner's office on Tues
April 27, at 2:30. You are requested to be there or have a
representative attend this meeting.

In order for the Planning Division staff to prepare a staff report, all recommend-
ations, comments, and/or suggested conditions must be submitted to the Planning Division
office no later than Wed May 12.

Robert A. Leiter,
City Planner

By M Thompson

May 7, 1982

TO: Mike Kamino

FROM: Lenore Suzda, Secretary

Enclosed is the staff report from the Conditional Use Permit request by Pizzatime Theatre. If this request was before us now we would require a CUP for an Arcade. At the time, in 1980, none was required, because our Arcade Ordinance was just recently adopted. You will note that this item was placed under the Consent Calendar. Again, if it was before us now, it would be placed under public hearings.

LS

Attach.

RECEIVED
Dept. of Comm.
Planning
San Bernardino

TO: HONORABLE CHAIRMAN AND COMMISSIONERS
LA HABRA PLANNING COMMISSION

FROM: KATHY K. KAWAMURA
CITY PLANNER

DATE: MARCH 24, 1980

CASE: CONDITIONAL USE PERMIT 80-11

APPLICANT: PIZZA THEATRE TIME

ZONING OF PARCEL: C-2

A. REQUEST:

The applicant is seeking a Conditional Use Permit to serve beer and wine at a restaurant in an existing commercial shopping center.

B. LOCATION:

901 North Harbor Boulevard.

C. EXPLANATION OF PROPOSAL:

The applicant is proposing to establish a fast food restaurant serving pizzas in an existing commercial center located at the northwest corner of Whittier Boulevard and Harbor Boulevard. The applicant is proposing three dining areas in the restaurant with a total seating capacity for 244 persons. Incidental to the restaurant are game areas with coin machines for the patrons.

The restaurant will utilize store space of 9,000 square feet with the dimensions of 120 feet by 75 feet.

D. COMPLIANCE WITH CITY STANDARDS:

The existing commercial center has a total of 254 striped parking stalls. With the inclusion of the proposed restaurant, the center should accommodate a total of 268 parking stalls since the restaurant requires more parking by Code than a normal commercial establishment. Therefore, Staff has appended a condition to strip an additional 14 parking spaces on the site. The site does have area for this additional parking in the northern side of the property and it was the intent of the property owner to eventually strip this area with additional parking.

Otherwise, this project complies with all appropriate codes.

E. HISTORY OF THE PARCEL:

The existing commercial center was developed in 1969. There has been no significant building permits issued by the City on this development and no Commission or Council action has been taken on this property since.

I. ITEMS FOR CONSIDERATION:

Based upon the foregoing it would appear that the proposal is in compliance with all City requirements and that the appropriate findings can be made. Since the request is typical of other requests in centers of this sort throughout the City, the staff has placed this item on the Consent Calendar and recommends that the Commission approve this item.

J. RECOMMENDED CONDITIONS:

The staff would recommend only one condition to read as follows:

1. The signage of the fast food restaurant shall be compatible with the signage existing in the newly developed retail center.
2. The applicant shall strip an additional fourteen (14) on-site parking stalls on the northern side of the property.

K. ACTION REQUIRED:

RESOLUTION NO. _____ ENTITLED: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA APPROVING THE PIZZA TIME THEATRE CONDITIONAL USE PERMIT TO SERVE BEER AND WINE IN A RESTAURANT IN AN EXISTING SHOPPING CENTER AT 901 NORTH HARBOR BOULEVARD AND MAKING THE APPROPRIATE LEGAL FINDINGS AND APPENDING THE CONDITION AS OUTLINED IN THE STAFF REPORT.

L. ATTACHMENTS:

1. Site plan and floor plan
2. Application
3. Property Owner Notice and Mailing List

KKK:ls

March 24, 1980

Preliminary: - - These minutes will be considered for approval April 14, 1980

ROLL CALL:

PRESENT: COMMISSIONERS: TAYLOR, AVERILL, WEDEL, TAKAHASHI, CHAIRMAN FLORA
ABSENT: COMMISSIONERS: NONE

OTHERS PRESENT: CITY PLANNER: KATHY KAWAMURA

The regular meeting of the Planning Commission of the City of La Habra was called to order by Chairman Flora at 7:30 p.m. in the Council Chambers of the Administration Building. The Flag Salute was led by Commissioner Averill.

Chairman Flora explained the procedure to the audience for the Consent Calendar, and announced the following items for consideration, which were approved. Commissioner Averill moved and Commissioner Takahashi seconded the following:

- a. Approval of the minutes of the Regular Meeting of the Planning Commission for MARCH 10, 1980
- b. Approval of a resolution commending William H. Waterson for his valuable service to the City of La Habra.

RESOLUTION NO. 80-23 ENTITLED: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA COMMENDING WILLIAM H. WATERSON FOR HIS VALUABLE SERVICE IN THE PLANNING AND DEVELOPMENT OF THE CITY OF LA HABRA.

- a. Consideration of a request by Harley Foster to extend the filing period for Tentative Tract No. 8528 for the northwest corner of Palm Street and Whittier Boulevard. (Isaacson Extension), which was approved by the following motion:
- b. A motion of The Planning Commission of the City of La Habra approving/denying a six month extension to file final Tract Map No. 8528, at the northwest corner of Palm Street and Whittier Boulevard.
- c. Consideration of a request by Pizza Time Theatre, Inc. to serve beer and wine in a restaurant within an existing commercial center at 901 North Harbor Boulevard.

RESOLUTION NO. 80-24 ENTITLED: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA APPROVING THE PIZZA TIME THEATRE CONDITIONAL USE PERMIT TO SERVE BEER AND WINE IN A RESTAURANT IN AN EXISTING SHOPPING CENTER AT 901 NORTH HARBOR BOULEVARD AND MAKING THE APPROPRIATE LEGAL FINDINGS:

D E S I G N G U I L D W E S T

TELEPHONE ROAD PLAZA SHOPPING CENTER

PARKING ANALYSIS

AREA OF APPROVED BUILDINGS

BLDG. "A" (Best Store)	66,692	Sq. ft.
BLDG. "B" (Shops)	12,400	Sq. ft.
BLDG. "C" (Mervyn's)	75,825	Sq. ft.
BLDG. "D" (Shops)	12,700	Sq. ft.
BLDG. "E" (Shops)	20,000	Sq. ft.
Bldg. "F" (Shops)	15,800	Sq. ft.
Total	203,417	Sq. ft.

1. Parking Required at one space per 250 sq. ft. = 8 Spaces
2. Parking provided on site 1248 Spaces
3. Parking available for future development 434 Spaces
4. Parking required for this application:
 - a. Customer Area 5491 sq. ft. at 1/45 = 122 Spaces
 - b. Video Game Area 950 sq. ft. at 1/100 = 9.5 Spaces
 - c. Food Service, Storage Utility 6417 sq. ft. at 1/250 = 25 SpacesTotal spaces required this use = 156.5 Spaces
5. Parking available for addition uses 277.5 Spaces

City of San Buenaventura
Department of Community Development

PLANNING COMMISSION AGENDA REVIEW

City Engineer
Engineering Div
Bldg & Sfty Div
Fire Dept
Police Dept
Landscape Architect
Parks & Recr Dept
County Plng Dept
Unified School Dist

CASE NO PD-198/CUR 670
Date 4-26

Scheduled for the Planning Commission Meeting of Tues May 25
is an application filed by David Wheeler
for an amendment to a Plnd Rensky Per & application for
a Cond Use Per to construct a restaurant with arcade.
The property is located in the Best Mervyn Center at
Main & Telephone.
The Assessor's Parcel No. is 84-072-01-06.

The agenda review meeting will be held in the City Planner's office on Tues
April 27, at 2:30. You are requested to be there or have a
representative attend this meeting.

In order for the Planning Division staff to prepare a staff report, all recommend-
ations, comments, and/or suggested conditions must be submitted to the Planning Division
office no later than Wed May 12.

Robert A. Leiter,
City Planner

By M Thompson

APPLICATION FOR Planned Development

CASE NO. PD-198/CUP-670

This will certify that pursuant to Section 8161.3 of the San Buenaventura Ordinance Code, notices were mailed to the persons at the addresses indicated, which said persons are the owners of property within 300 feet of the property under consideration for a Variance, Change of Zone, Conditional Use Permit, Planned Development Permit, or Modification. These names are as they appear on the latest published roll of the Ventura County Assessor's office.

It is certified under penalty of perjury, that the foregoing notices were presented for mailing on the below date and is true and correct.

Executed on May 14th 1982

Linda Darlene Davis

It is hereby acknowledge receipt of 14 copies of letter notices concerning City Planning Commission matter as noted above from the City Planning Division. Such notices were mailed on the date indicated below.

5-14-82 Date

Mailed by S. Ramirez

CITY OF SAN BUENAVENTURA
ASSESSOR PARCEL FILE REQUEST

CURRENT DATE 5/10/82
REQUIRED DATE 5/12/82
LABELS ☒ LISTING ☒
CASE NO. PD-198/CUP-670

REQUESTED BY Holmes
DEPARTMENT Planning
ACCOUNT NO. 01-1420
DESCRIPTION Planned Dw. Permit
Wheeler

COLUMN 1

COLUMN 2

COLUMN 3

BOOK	PAGE	BLK.	PAR	SUB.	BOOK	PAGE	BLK.	PAR	SUB.	BOOK	PAGE	BLK.	PAR	SUB.
0840	07	2	✓		0840	07	1	01	✓	0840	07	1	05	✓
0000					0790	24	0	05	✓	0790	24	0	05	✓
0000					0840	08	1	01	✓	0840	08	1	07	✓
0000					0840	08	3	01	✓	0840	08	3	06	✓
0000					0840	08	3	14	✓	0840	08	3	14	✓
0000					0840	09	3	01	✓	0840	09	3	04	✓
0000					0840	09	3	06	✓	0840	09	3	06	✓
0000					0840	12	1	01	✓	0840	12	1	08	✓
0000					0000				0	0000				9
0000					0000				0	0000				9
0000					0000				0	0000				9
0000					0000				0	0000				9
0000					0000				0	0000				9
0000					0000				0	0000				9
0000					0000				0	0000				9
0000					0000				0	0000				9
0000					0000				0	0000				9

INSTRUCTION FOR SELECTION OF RECORDS DESIRES:

Column 1:

- To select all parcels for a given book enter book no. only.
- To select all parcels for a given page, enter book and page only.
- To select all parcels for a given block on a page, enter book, page and block no. only.
- To select any individual parcel, enter parcel no.

Column 2 & 3:

- To select a range of parcels, enter first parcel no. in Column 2 and last parcel no. in Column 3.

PLANLIST RUNDATE	10-MAY-82	PLANNING SELECTED PARCEL LIST	PD-198	PLANNED DEV PERMIT WHEELER	PAGE 7
084-0-072-015	HARTMAN WALTER E JR-SALLY	P 0 BOX 3416	VENTURA CALIF	93003	
084-0-072-025	TAFI JOHN E-CAROLINE G	P 0 BOX 3416	VENTURA CALIF	93003	
084-0-072-035	HARTMAN WALTER E JR-SALLY	1151 CALLENS RD	VENTURA CA	93003	
084-0-072-045	TAFI JOHN E-CAROLINE G	1151 CALLENS RD	VENTURA CA	93003	
084-0-072-055	HARTMAN WALTER E JR-SALLY	1151 CALLENS RD	VENTURA CA	93003	
084-0-072-065	TAFI JOHN E-CAROLINE G	1151 CALLENS RD	VENTURA CALIF	93003	
084-0-072-075	HARTMAN WALTER E JR-SALLY	1151 CALLENS RD	VENTURA CA	93003	
084-0-072-085	HARTMAN WALTER E JR-SALLY	P 0 BOX 26303	RICHMOND VIRGINIA	23260	
084-0-071-015	BEST PRODUCTS CO	P 0 BOX 3416	VENTURA CALIF	93003	
084-0-071-025	TAFI JOHN E-CAROLINE G	P 0 BOX 3416	VENTURA CALIF	93003	
084-0-071-035	HARTMAN WALTER E JR-SALLY	1151 CALLENS RD	VENTURA CA	93003	
084-0-071-045	TAFI JOHN E-CAROLINE G	P 0 BOX 3416	VENTURA CALIF	93003	
084-0-071-050	HARTMAN WALTER E JR-SALLY	445 MESA DR	OJAI CALIF	93023	
084-0-071-055	JOHN TAFI CORPORATION	RANCHO GUADALASCA CARYL DR	OXNARD CALIF	93030	
084-0-081-015	BROOME CORP JOHN S	P 0 BOX 3403	VENTURA CA	93006	
084-0-081-025	TAFI JOHN E-CAROLINE G	P 0 BOX 3403	VENTURA CA	93006	
084-0-081-035	TAFI JOHN E-CAROLINE G	P 0 BOX 3403	VENTURA CA	93006	
084-0-081-045	TAFI JOHN E-CAROLINE G	P 0 BOX 3403	VENTURA CA	93006	
084-0-081-055	TAFI JOHN E-CAROLINE G	P 0 BOX 3403	VENTURA CA	93006	
084-0-081-065	TAFI JOHN E-CAROLINE G	P 0 BOX 3403	VENTURA CA	93006	
084-0-081-075	TAFI JOHN E-CAROLINE G	P 0 BOX 3403	VENTURA CA	93006	
084-0-083-015	MACLEOD CONSTRUCTION CO	P 0 BOX 3677	VENTURA CA	93006	
084-0-083-025	MACLEOD CONSTRUCTION CO	P 0 BOX 3677	VENTURA CA	93006	
084-0-083-035	MACLEOD CONSTRUCTION CO	P 0 BOX 3677	VENTURA CA	93006	
084-0-083-045	MACLEOD CONSTRUCTION CO	P 0 BOX 3677	VENTURA CA	93006	
084-0-083-055	MACLEOD CONSTRUCTION CO	P 0 BOX 3677	VENTURA CA	93006	
084-0-083-065	MACLEOD CONSTRUCTION CO	P 0 BOX 3677	VENTURA CA	93006	
084-0-083-145	MACLEOD CONSTRUCTION CO	P 0 BOX 3677	VENTURA CA	93006	
084-0-093-015	SNYDER FAMILY TRUST	9100 WILSHIRE BL STE 350	BEVERLY HILLS CA	90212	
084-0-093-025	DIAMOND CO	916 SPRINGVILLE RD	CAMARILLO CA	93010	
084-0-093-035	HOPZIM CO	23842 HAWTHORNE BL #200	TORRANCE CA	90505	
084-0-093-045	VENTURA GROUP 7 ASSOC	1449 NATHAN LN	VENTURA CA	93001	
084-0-093-055	VENTURA GROUP 7 ASSOC	P 0 BOX 3403	VENTURA CA	93006	
084-0-121-015	HARTMAN WALTER E JR-SALLY J	P 0 BOX 3403	VENTURA CA	93006	
084-0-121-025	HARTMAN WALTER E JR-SALLY J	P 0 BOX 3403	VENTURA CA	93006	
084-0-121-035	HARTMAN WALTER E JR-SALLY J	P 0 BOX 3403	VENTURA CA	93006	
084-0-121-045	HARTMAN WALTER E JR-SALLY J	P 0 BOX 3403	VENTURA CA	93006	
084-0-121-055	HARTMAN WALTER E JR-SALLY J	P 0 BOX 3403	VENTURA CA	93006	
084-0-121-065	HARTMAN WALTER E JR-SALLY J	P 0 BOX 3403	VENTURA CA	93006	
084-0-121-075	JOHN TAFI ELECTRIC CO	P 0 BOX 3416	VENTURA CA	93006	
084-0-121-085	WESTLAND INC	P 0 BOX 3403	VENTURA CA	93006	

41 TOTAL PARCELS

APPLICATION FOR AMENDMENT

CITY OF SAN BUENAVENTURA
PLANNING COMMISSION
P.O. BOX 99
VENTURA, CALIFORNIA 93001
(805) 648-7881

Answer all questions completely and accurately to the best of your knowledge. Use additional sheets if necessary and provide any other information which you feel may be relevant.

1. List the case number of each action for which you are requesting this Amendment:

P.D. No. 198

2. List each Planning Commission Resolution number for which you are requesting this Amendment:

NOT AVAILABLE

3. List each Section and/or Condition of said resolution which you are requesting to be amended:

SITE PLAN MODIFICATION

4. How are you proposing to amend the previously approved sections and/or conditions?

COMPLIANCE WITH CONDITION TO UPDATE SITE PLAN
FOR FUTURE DEVELOPMENT

5. Describe in detail why you are requesting this Amendment.

SPECIFIC PLAN DEVELOPED, WITH SPECIFIC USER.

6. ASSESSOR'S PARCEL NUMBER of property:

LOTS 4, 5, & 6 OF TRACT NO. 2776-1 BOOK 78, PAGES 79 to 83
COUNTY OF VENTURA RECORDS

7. Address and/or location of property:

N/A

8. What is the present use of the property?

VACANT

9. What is the present zoning of the property?

C.P.D.

HOURS: Sun 11 AM - 1 PM F&S 11 AM - 1 PM
OF GAMES: Video 60

10. If this request is for the purpose of changing the approved site or elevation plans or for increasing or decreasing the amount of land area previously approved, provide the answers to the following questions:

a) What is the gross acreage or number of square feet of the property?

Before Amendment 984,020 SQ FT (22.59 AC.)

After Amendment SAME

b) What is the net acreage (not including public streets) or number of square feet of the property?

Before Amendment SAME AS ABOVE

After Amendment " " "

c) What is the gross square footage of all buildings and structures existing and/or proposed on the property?

Before Amendment 203,417 SQ FT.

After Amendment 216,275 SQ FT.

d) What is the gross square footage within the buildings and structures on the property that will be occupied by this use?

Before Amendment -0-

After Amendment 12,858 SQ. FT.

(e) What is the maximum number of people that will be on-site at any one time for this use?

Before Amendment -0-

After Amendment 385 ±

(f) How many people will be employed for this use?

Before Amendment -0-

After Amendment 15 ±

g) How many parking spaces and how much parking area (in square feet) are existing or proposed?

Before Amendment 1248 SPACES (SEE ATTACHED PARKING ANALYSIS)

After Amendment 1248 SPACES

h) After Amendment the Land Use data for the property will be:

Land Use Category	Number of Acres	Number of Square Feet	Percent of Total Net Area
Area covered by buildings		216,275	
Area paved or used for parking (excluding public streets)			
Area Landscaped			
Area used for other purposes*			
TOTAL			

*For what purpose will this other area be used? _____

PEDESTRIAN WALKWAYS AND SITE AMENITIES.

MONTBRIDGE

BY CANOGA

X L.B.

11. List the names, addresses, and telephone numbers of all owners of the property involved in this application. If the owner is a corporation, company, or partnership, list the name, address, telephone number, and title of all officers of the corporation or company or of all partners on a separate sheet and attach to this application.

A. Taft Hartman Properties

Owner's name (Please print)

Owner's signature

Mailing address: 1694 Eastman Avenue

Ventura, CA 93003

(zip)

Phone: ()

B. Pizza Time Theatre

Owner's name (Please print)

Owner's signature

Lessee's

Lessee's

DAVID B. WHEELER

Mailing address: 1213 Innsbruck Drive

Sunnyvale, CA 94086

(zip)

Phone: (408) 744-7450

C. Soboroff Moskowitz

Owner's name (Please print)

Owner's signature

Agent's

Agent's

Mailing address: 1123 Montana Avenue

Santa Monica, CA 90403-1682

(zip)

Phone: (213) 451-9877

12. This application may be filed only by the owner or lessee (tenant) of the property described herein and shall be signed by the owner or lessee or by a person with Power of Attorney, in writing, from the owner or lessee authorizing the application, or by the Attorney-at-Law for the owner or lessee.

I am owner of said property

☒ I am lessee of said property

I am the agent for the owner of said property
(attach your written authorization)

I have Power of Attorney for the owner authorizing this
application (attach your written authorization)

I am an Attorney at Law authorized to act for the owner of
said property

I declare under penalty of perjury that the answers to all the foregoing questions are true and correct, to the best of my knowledge.

Executed at Sunnyvale, California, this day of
1982.

David B. Wheeler
Applicant's name (Please print)

Applicant's signature

Mailing address: 1213 Innsbruck Drive

Sunnyvale, CA 94086

(zip)

Phone: (408) 744-7450

13. Names and addresses of all others who should receive an agenda notifying them of the hearings on this application (please print):

Klaus Tabar, 15511 Edwards St, Huntington Beach, CA 92647

Soboroff Moskowitz, 1123 Montana Ave, Santa Monica, CA 90403-1682

DESIGN GUILD WEST SUITE 1108 10880 WILSHIRE BLVD, LOS ANGELES CA. 90024

TO BE USED BY STAFF

Based on the fact that this application is accompanied by the materials and information outlined in the instructions, I hereby accept it for review by the Planning Commission.

☒ Categorical Exemption

_____ Class Number

☒ EIR process complete

_____ Case Number

☒ Coastal Zone Permit Area

Will Thompson
Signature

4-9-82
Date

PD-198
Case Number Assigned

5-27-82
Meeting Date Assigned

CONDITIONAL USE PERMIT APPLICATION

CITY OF SAN BUENAVENTURA
PLANNING COMMISSION
P.O. BOX 99
VENTURA, CALIFORNIA 93001

Answer all questions completely and accurately to the best of your knowledge.
Use additional sheets if necessary and provide any other information which you feel may be relevant.

1. This application is for the following legally described property (give an exact legal description including Lot, Block, Tract, etc):

A PORTION OF PARCEL "C" OF LOTS 4, 5, & 6, OF TRACT NO. 2776-1
BOOK 78, PAGES 79 to 83, COUNTY OF VENTURA RECORDS

ASSESSOR'S PARCEL NUMBER: 84-072-01, 02, 03, 04, 05, 06

2. The property is situated at (give all the street addresses or the exterior boundaries of the property by streets, alleys, property lines, etc):

TELEPHONE ROAD PLAZA SHOPPING CENTER

TELEPHONE ROAD AT MAIN ST.

(It is desirable to submit photographs of the property involved)

3. What is the present use of the property?

VACANT

4. What is the present zoning of the property?

C.P.D.

5. When was the property acquired by the present owner?

6. Is the property presently in escrow? No

7. Are there any deed restrictions affecting the use of the property involved? Give the expiration date of these restrictions if any. Are there any other restrictions on the property involved? Easements? Explain in detail.

SEE RECORDED R.E.A.

8. What is the use being applied for? CHUCK E. CHEESE, PIZZA TIME THEATRE

9. Describe in detail the nature of the use and the purpose for which the building, structure, improvement, or property is to be used.

A pizza restaurant featuring animated computer controlled shows with Disney type characters and game room with kiddie rides, arcade games and video games. Persons under 18 years old are not admitted unless accompanied by a parent or an adult

10. What is the gross acreage or number of square feet of the property?

22.59 ACRES

11. What is the net acreage (not including public streets) or number of square feet of the property?

22.59 ACRES

12. Fill in the Land Use data chart below:

Land Use Category	Number of Acres	Number of Square Feet	Percent of Total Net Area
Area covered by buildings		216,275	
Area paved or used for parking (excluding public streets)			
Area landscaped			
Area used for other purposes*			
TOTAL	Net Acres	Net Sq.Ft.	%

*What purposes will these other areas be used for? _____

SITE AMENITIES AND PEDESTRIAN WALKWAYS

13. What is the gross square footage of all buildings and structures existing or proposed on the property?

14. What is the gross square footage within the buildings and structures existing or proposed on the property that will be occupied by the proposed use?

15. What is the maximum number of people that will be on site at any one time for the use proposed?

325

16. How many people will be employed for the use proposed?

25+ for the busiest shift

17. How many parking spaces and how much parking area (in square feet) are proposed?

18. How many parking spaces or how much parking area (in square feet) are required for the proposed uses by City Ordinance? (see City Ordinance Code Section 8146)

19. List below the names, addresses, and telephone numbers of all owners of the property involved in this application. If the owner is a corporation, company, or partnership, list the name, address, telephone number, and title of all officers of the corporation, company or of all partners on a separate sheet and attach to this application.

A. Taft Hartman Properties

Owner's name (Please print)

Owner's Signature

Mailing address: 1694 Eastman Avenue

VENTURA, CA 93003

(zip)

Phone: ()

B. Pizza Time Theatre, Inc.

~~XXXXX~~'s name (Please print)

~~XXXXX~~'s Signature

Lessee's

Lessee's DAVID B. WHEELER

Mailing address: 1213 Innsbruck Drive

Sunnyvale, CA 94086

(zip)

Phone: (408) 744-7450

C. Soboroff Moskowitz

~~XXXXX~~'s name (Please print)

~~XXXXX~~'s signature

Agent's

Agent's

Mailing address: 1123 Montana Avenue

Santa Monica, CA 90403-1682

(zip)

Phone: (213) 451-9877

20. This application may be filed only by the owner or lessee (tenant) of the property described herein and shall be signed by the owner or lessee or by a person with Power of Attorney, in writing, from the owner or lessee authorizing the application, or by the Attorney-at-Law for the owner or lessee.

_____ I am owner of said property
X I am lessee of said property
_____ I am the agent for the owner of said property
(attach your written authorization)
_____ I have Power of Attorney for the owner authorizing this
application (attach your written authorization)
_____ I am an Attorney at Law authorized to act for the owner of
said property

I declare under penalty of perjury that the answers to all the foregoing questions are true and correct, to the best of my knowledge.

Executed at Sunnyvale, California, this 29TH day of
MARCH, 1982.

David B. Wheeler
Applicant's name (Please print)

David B. Wheeler
Applicant's signature

Mailing address: 1213 Innsbruck Drive

Sunnyvale, CA 94086

(zip)

Phone: (408) 744-7450

21. Names and addresses of all others who should receive notification of the hearings on this application: (please print)

Klaus Tabar, 15511 Edwards St., Huntington Beach, CA 92647

Soboroff Moskowitz, 1123 Montana Ave., Santa Monica, CA 90403-1682

DESIGN GUILD WEST 10880 WILSHIRE BLVD SUITE 1108 LOS ANGELES CA 90024

TO BE USED BY STAFF

Based on the fact that this application is accompanied by the materials and information outlined in the instructions, I hereby accept it for review by the Planning Commission.

☐	Categorical Exemption
_____	Class Number
☐	E.I.R. process complete
_____	Case Number
☐	Coastal Zone Permit Area

M Thompson
Signature

4-9-82
Date

000-670
Case Number Assigned

5-27-82
Meeting Date Assigned

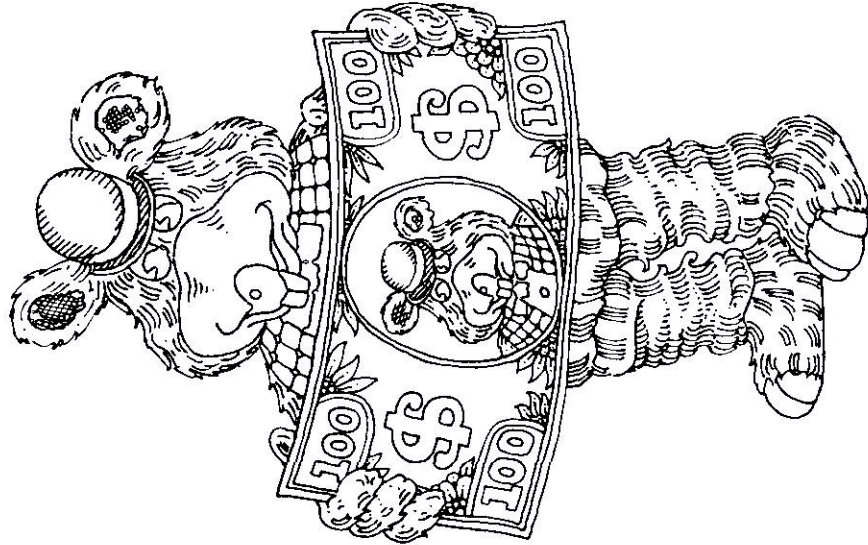
YOUTH TEAMS

Each Pizza Time Theatre sponsors two teams during both the Youth Soccer and Youth Baseball seasons. Interested teams should contact the Manager at Pizza Time Theatre for details. In addition, Chuck E. Cheese and the Pizza Time Players will come to your game to hand out Chuck E. Bucks and cheer you on to victory. Again, interested teams should contact Pizza Time Theatre.

A special team *Victory Package* of one free pitcher of soft drinks and one token per player is given to all teams in uniform who purchase a large pizza on game day.

APPEARANCES

With a month's advance notice, Chuck E. Cheese and his friends—Jasper, Munch and Pasqually—will appear at your school fair, benefit, picnic, parade, race or other gathering. And they'll even hand out *free* Chuck E. Bucks! Call the Store Manager to book Chuck E. for your next event.



FUND RAISERS

Non-profit organizations looking for ways to raise money should consider sponsoring a *Community Involvement Night* at Pizza Time Theatre. Here's a fast, easy way for a group to raise several hundred dollars or more in one evening (results will depend on how good your members are at getting community support).

Contact the Store Manager well in advance and select a Monday, Tuesday or Wednesday night to hold the event. He will establish a dollar figure based on the average gross sales for that same evening over a six-week period. Your favorite charity or club will take home 30% of everything brought in that night over the pre-determined amount.

It's to your advantage to publicize the event. If your group is small, you might want to combine with another group and split the profit. In return for the cash, Pizza Time Theatre will ask your members to help bus tables, serve drinks and work in the kitchen that evening.

Super Buck sales may be the answer to an even more successful Community Involvement Night. Each one is a \$5 value good for 20 tokens any Monday, Tuesday, or Wednesday. Your group buys the pre-numbered Bucks for \$2 each and sells them for \$3, keeping the \$1 difference. Since they're worth \$5 and sell for \$3, even children will find them easy to sell. Contact Store Manager for details.

Planning a raffle? Pizza Time Theatre, as an added incentive to buy, will give \$2 off any large pizza and ten free game tokens to everyone who purchases one of your tickets. To set this up, contact the Store Manager before you print your tickets.

GENERAL STORE

Want a souvenir from your visit to Pizza Time Theatre? Jasper, the lowly General Store is just the place to pick up a Chuck E. Cheese T-shirt, frisbee, key chain or even Chuck E. himself in a lovable plush doll form. Pizza Time Theatre merchandise makes great gift items, as do gift certificates, game tokens and wall posters.

FRANCHISE INFO

If you are interested in information regarding a Pizza Time Theatre, please write Franchise Department, Pizza Time Theatre, Inc., 1213 Innsbruck Drive, Sunnyvale, Ca. 94086.

PIZZA & MORE!

Pizza Time Theatre, is of course, famous for its pizza, but also has a wide range of other food products for the family to enjoy—the scrumptious all-you-can-eat salad bar; the exciting make-your-own ice cream sundae bar; the great sandwiches and luncheon combinations, root beer floats and more. So if you're interested in more than just pizza, we've got it at Pizza Time Theatre—*where pizza's never been so much fun!*

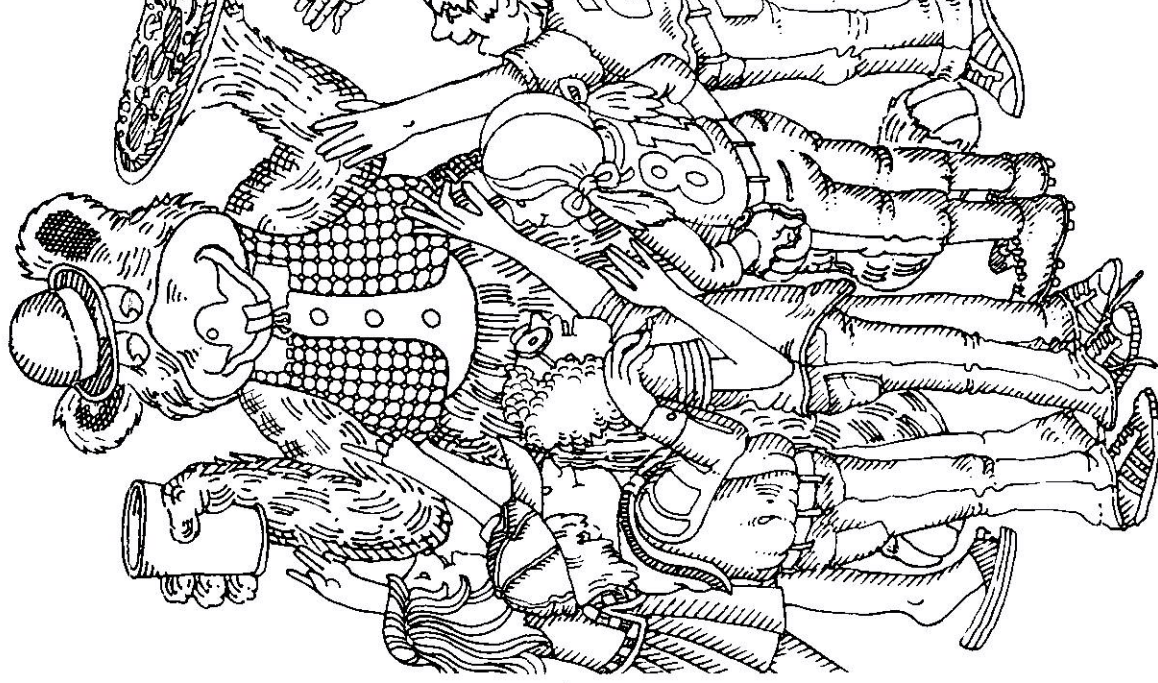
STORE HOURS

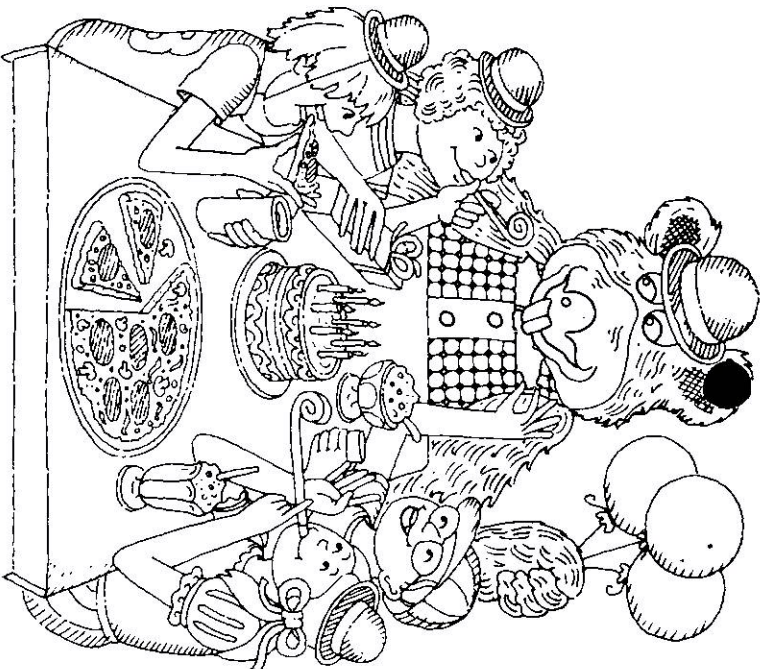
Chuck E. Cheese's Pizza Time Theatre is open 363 days a year. Store hours:
Sunday through Thursday—11 AM-11 PM
Friday & Saturday—11 AM-12 Midnight
Please remember that, if you are under 18 years of age, you must be accompanied by an adult for entrance to Pizza Time Theatre.



GRANDS

at Pizza Time Theatre





BIRTHDAY PARTIES

A birthday party at Pizza Time Theatre is something special and due to its popularity it is necessary to make reservations two weeks in advance by contacting the Birthday Host at Pizza Time Theatre. The two party packages are listed below:

Chuck E. Cheese's Birthday Package — Here's what you get:

- Five Game Tokens for the birthday person
- Two Game Tokens for each guest of the party
- A visit to your table from Chuck E. Cheese
- Free balloons
- One large pizza of your choice and one pitcher of soft drinks for every four people, *plus*, a free mini pizza for the birthday person
- One special ice cream sundae for each guest
- Free Chuck E. Cheese mini Derby Hat for the birthday person, party hats, napkins, tablecloth and plates
- "Happy Birthday" sung by the Pizza Time Players. Facilities for storing ice cream and/or cakes are available.

Jasper T. Jowls's Birthday Package — Here's what you get:

- Five Game Tokens for the birthday person
- One Game Token for each guest of the party
- A visit to your table from Chuck E. Cheese

- Free balloons
- One large pizza of your choice and one pitcher of soft drinks for every four people, *plus*, a free mini pizza for the birthday person
- Free Chuck E. Cheese mini Derby Hat for the birthday person, Party hats, napkins, table cloth and plates
- "Happy Birthday" sung by the Pizza Time Players. Facilities for storing ice cream and/or cakes are available.

GROUP TOURS

Have you had any exciting, fun, informative field trips with your school or group lately? We at Pizza Time Theatre have a group tour package that is available to you and your group at no cost to you. That's right — *free*!

The 45-minute tour consists of: 1) an inspection of the kitchen facilities and a demonstration of pizza making; 2) an examination of the Cyberamics system, mechanics of the animation and the electronic games; 3) pizza, soft drinks, and game tokens for all; and 4) a personal appearance by Chuck E. Cheese.

If you feel that a tour of this kind would be beneficial to your group please contact the Manager at Pizza Time Theatre for additional information.

FAN CLUBS

Chuck E. Cheese Fan Club. Attention kids 11 and under! Chuck E. Cheese and Pizza Time Theatre invite you to participate in the Chuck E. Cheese Fan Club. Membership benefits include:

- Chuck E. Cheese Fan Club membership card
- An autographed picture of Chuck E. Cheese
- Five free game tokens when you turn in the application at Jasper's General Store
- A 10% discount off any item in Jasper's General Store with each visit by showing your membership card to the store cashier
- Two extra game tokens with each future visit when a food purchase is made (must be accompanied by an adult). Just present your card to the cashier
- Five extra game tokens with each future visit on a Tuesday night, Chuck E. Cheese Fan Club Night, when a food purchase is made (must be accompanied by an adult).
- Free participation in all future promotional events at Pizza Time Theatre.

Complete and return the Fan Club application to Jasper's General Store. You will then receive your membership card and the membership packet. The membership fee is \$2.00 and your card will expire on your 12th birthday.

Attention corporate representatives: Pizza Time Theatre extends an invitation to your company and personnel to become members in the **Chuck E. Cheese Corporate Fan Club**. Membership benefits for employees and their families include:

- A 10% discount off all food and beverages for groups of 20 or more
- Member receives two extra tokens with each visit when a food purchase is made and five game tokens with each visit when a food purchase is made on a Tuesday night, Chuck E. Cheese Fan Club Night. These token disbursements are in addition to the normal token distribution and are made upon presentation of the membership card.
- A 10% discount off any item in Jasper's General Store
- Membership packet includes five free game tokens and an autographed picture of Chuck E. Cheese
- Member will receive a special invitation to all promotions at Pizza Time Theatre

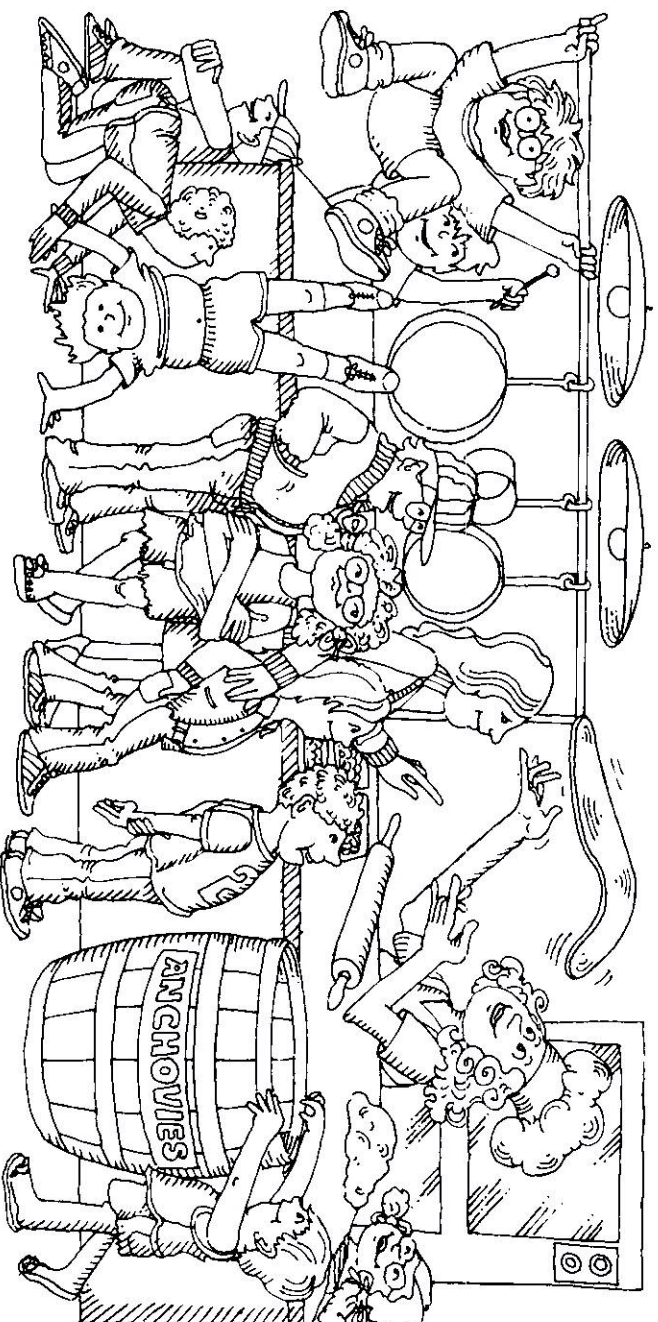
For membership applications, cards, and information packets, please contact the Marketing Department of Pizza Time Theatre, Inc., 1213 Innsbruck Drive, Sunnyvale, Ca 94086, (408) 745-6051. One family membership card may be issued, upon return of the application, to each of your personnel. There is no charge for membership.

PIZZA TIME THEATRE

Chuck E. Cheese's Pizza Time Theatre is a dynamic and exciting new concept in family entertainment that combines the popularity of a quality pizza restaurant operation with token-operated games and amusements and a unique system of computer-controlled characters that have original voices and music scores synchronized to animated movements.

GROUPS

Pizza Time Theatre can accommodate large groups up to 200 in size. We also offer a 10% discount on food and beverage sales to any group of 20 or more. Each person receives an extra game token in addition to the normal token distribution. To arrange for a group discount, phone the Store Manager and make your reservation prior to the date of your visit. Be sure to let us know if it's a special occasion so the Pizza Time Players can salute your group with a cheer, a Happy Birthday Greeting, or an announcement of that special occasion.



Chuck E. Cheese's Official Fan Club Application

For Children 11 and under

Name _____
First Middle Initial Last

Address _____
Street City State Zip Code

Number of family members _____ Phone Number (_____) _____
Area Code

Birthday _____
Month Day Year

Please take completed application to Jasper's General Store

911-0027-01



1981 Pizza Time Theatre, Inc.

IT'S CHUCK E. CHEESE'S 5th BIRTHDAY!

Door Prizes AND
**YOU ARE
INVITED!**

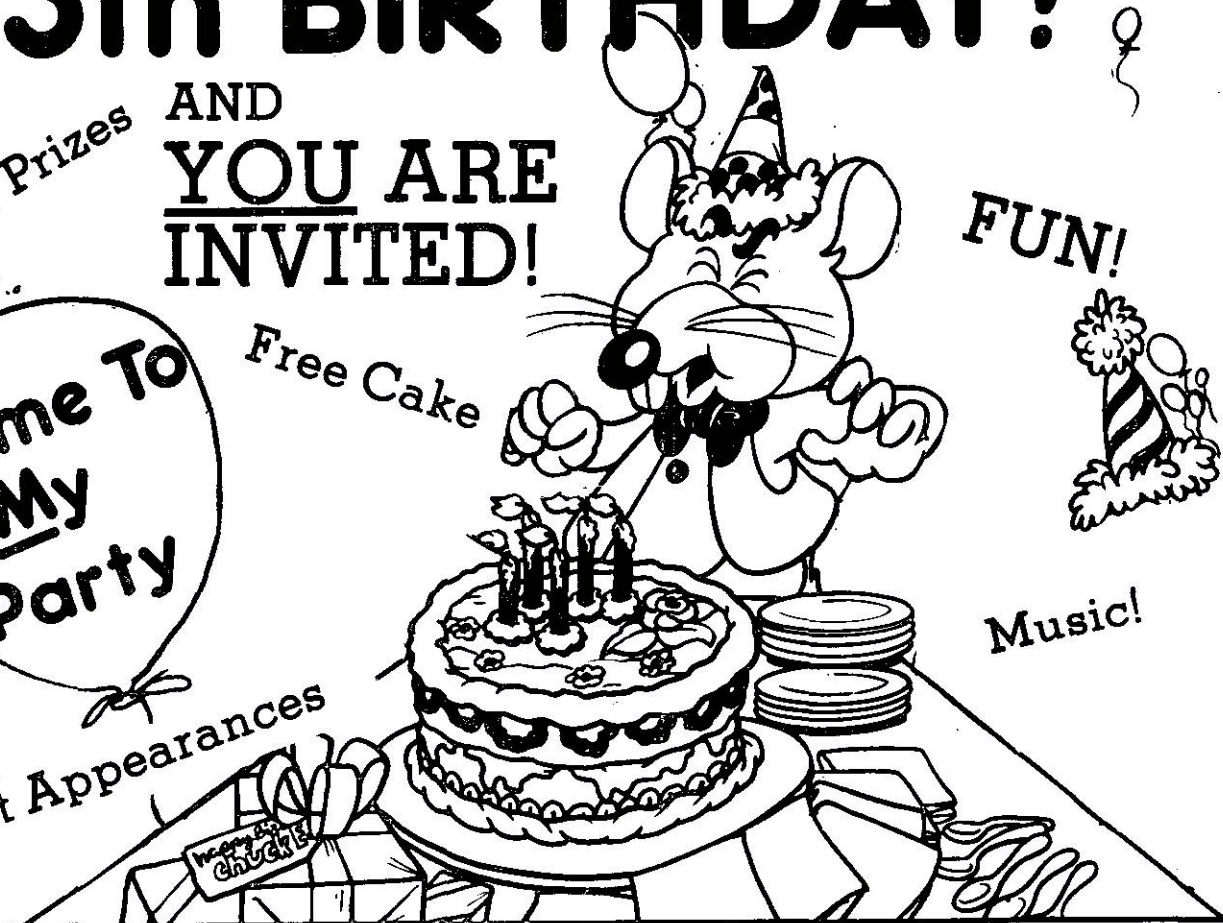
FUN!

**Come To
My
Party**

Free Cake

Music!

Guest Appearances



MAY 22nd, from 11:00 a.m. to 12 Midnite
ALL CHILDREN 5 YRS OF AGE RECEIVE A FREE MINI-PIZZA
(WITH PROOF OF AGE)

Pizza Time Theatre -- 1841 W. Orangethorpe, Fullerton

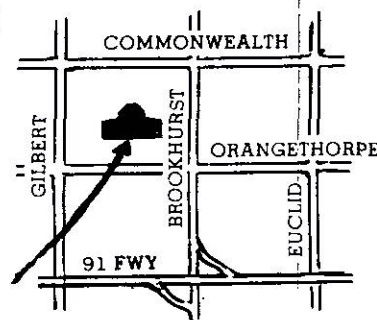
A Solid Week of Family Fun!

May 17 - 22

Monday: B-day Card Contest
Tuesday: Corporate Family Night
Wednesday: B-day Card Contest
Thursday: Beauty Contest
Friday: Talent Contest
Saturday: Chuck E.'s 5th!



© Pizza Time Theatre



HILL
JEWELERS

THE
MUSIC
BOX

EL HAIR
CUTTER

FARMERS
INSURANCE

CUNNINGHAM
CAFE

CHALET
CLEANERS

FULLERTON
SAVINGS

JIM'S
CHEVRON
STATION

HILL
DRUG

SEA-R-
PETS

CHIEF
AUTO
PARTS

BANK
OF
AMERICA

SURPRISE
SHOP

HALLMARK
REMEM-
BRANCE
SHOP

AARON'S
BEAUTY
SUPPLIES

AVALON
SEWING &
VACUUM
CENTER

JUDY
LYNN
BAKERY

PIZZA
TIME
THEATER

RADIO
SHACK

BERKLEY
&
GREGG

Dr. J.
DONATO
OPTOME-
TRIST

SPIRES
RESTAURANT

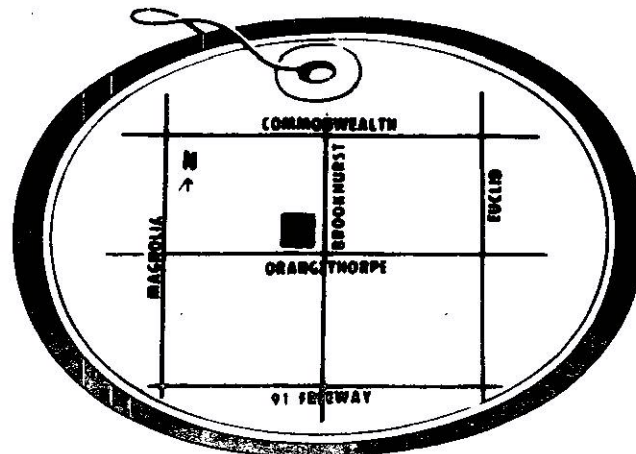
THE NEW
West

Orangethorpe at
Brookhurst
Fullerton

**FULLERTON
CENTER**

**Red Tag
Days**

May 17th
thru
May 22nd



Happy Birthday with the Pizza Time Players!



Birthday Party Package

Chuck E. Cheese's Birthday Package

Here's what you get

1. 5 Game Tokens for the birthday person
 2. Two Game Tokens for each guest of the party
 3. A visit to your table from Chuck E. Cheese
 4. Free balloons
 5. One large pizza of your choice and one pitcher of soft drinks for each 4 people PLUS a free mini pizza for the birthday person
 6. One special ice cream sundae for each guest
 7. Free Chuck E. Cheese mini Derby Hat for the birthday person. Party hats, napkins, table cloth and plates.
 8. Happy Birthday sung by the Pizza Time Players
- Facilities for storing ice cream and/or cakes

Jasper T. Jowl's Birthday Package

Here's what you get

1. 5 Game Tokens for the birthday person
 2. One game token for each guest of the party
 3. A visit to your table from Chuck E. Cheese
 4. Free balloons
 5. One large pizza of your choice and one pitcher of soft drinks for each 4 people PLUS a free mini pizza for the birthday person
 6. Free Chuck E. Cheese mini Derby Hat for the birthday person. Party hats, napkins, table cloth and plates
 7. Happy Birthday sung by the Pizza Time Players
- Facilities for storing ice cream and/or cakes

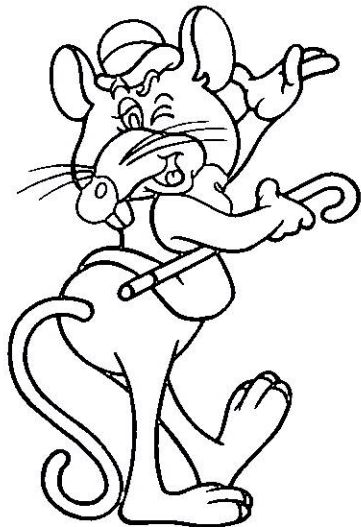


© Pizza Time Theatre

All Birthdays are fun. But a Birthday at Chuck E. Cheese's is something else. Make reservations two weeks in advance by telephoning our Birthday Host or Hostess.

930-0010-01

It's a CORPORATE FAN CLUB Family Party



© 1981 Pizza Time Theatre, Inc.

WHEN: Tuesday, May 18, 1982
(all day long)

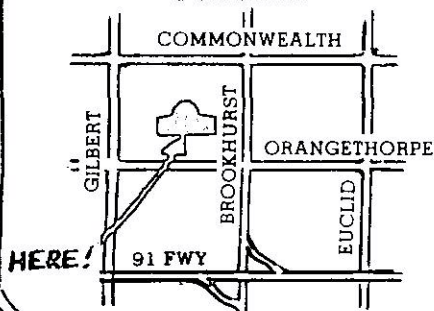
WHERE: Chuck E. Cheese's
Pizza Time Theatre
1841 W. Orangethorpe
Fullerton

WHY: Chuck E. Cheese's
5th Birthday!

Chuck E. Cheese invites all his corporate
fan club members *and their families*
to his house for games, music and:

10% OFF all food and non-alcoholic
beverages — plus **DOUBLE TOKENS!**

1841 Orangethorpe Ave.
Fullerton

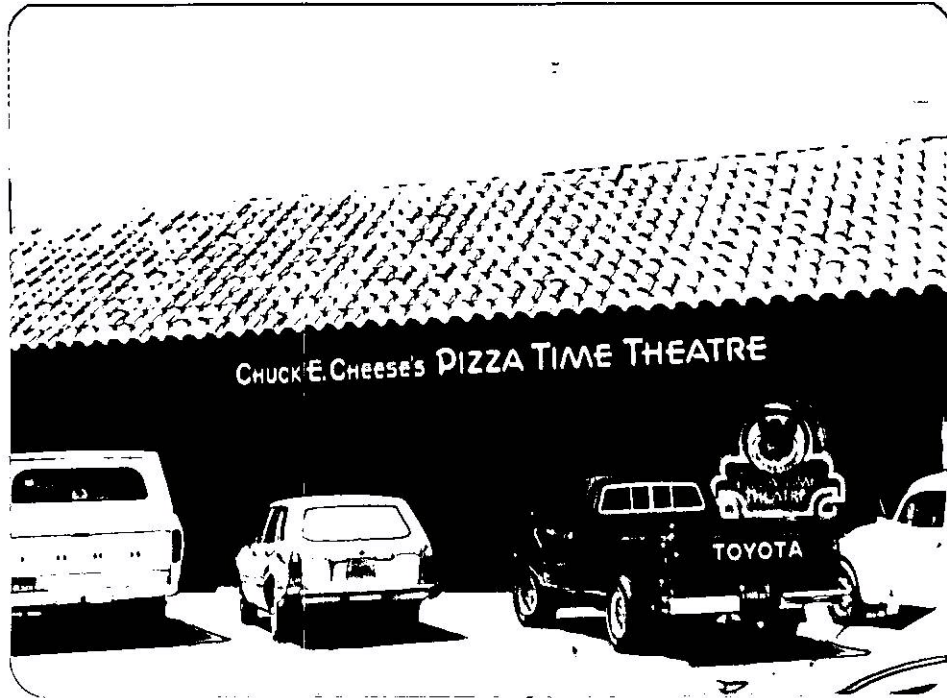


Call ahead (714) 738-5111

to reserve a table
for your family
or group.



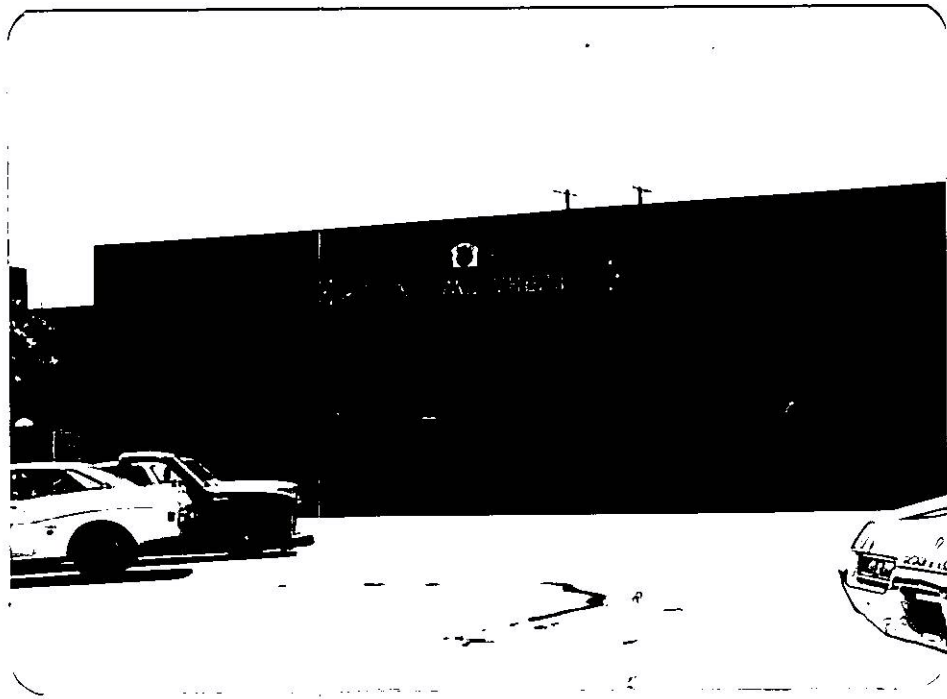
© Pizza Time Theatre



Fullerton

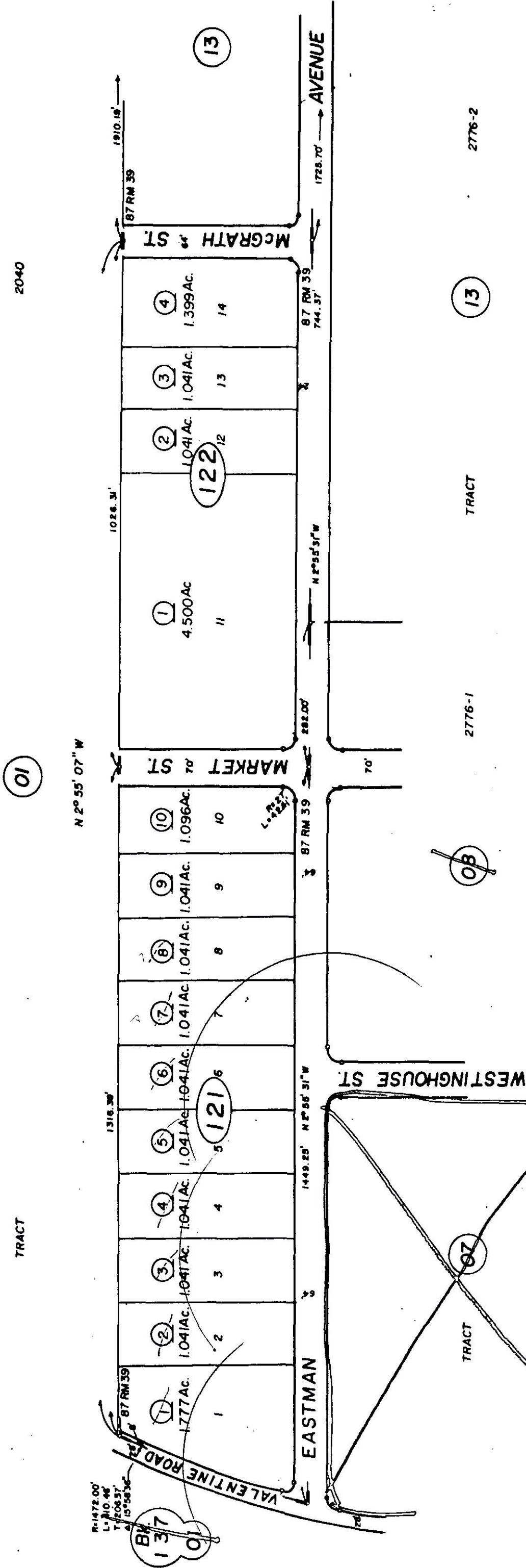


La Habra



La Habra

Q11P 670



CITY OF SAN BUENAVENTURA
Ventura County Assessor's Map.

Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles
Assessor's Acreage Numbers Shown in Squares

DRAWN D. MORAN	CHECKED
REDRAWN	DATE 10-27-80
INKED D. MORAN	EFFECTIVE 81-82 ROLL
PREVIOUS BK 138, Portion Pg. 02	
Compiled By Ventura County Assessors Office	

138-02

Tax Rate Area
91003
05049
05011
05052

reference

CITY OF SAN BUENAVENTURA

Assessor's Map Bk.138-Pg. 02

County of Ventura, Calif.

OLIVAS TRACY, R.M. BK. 2, Pg. 105

**NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles**

04-07

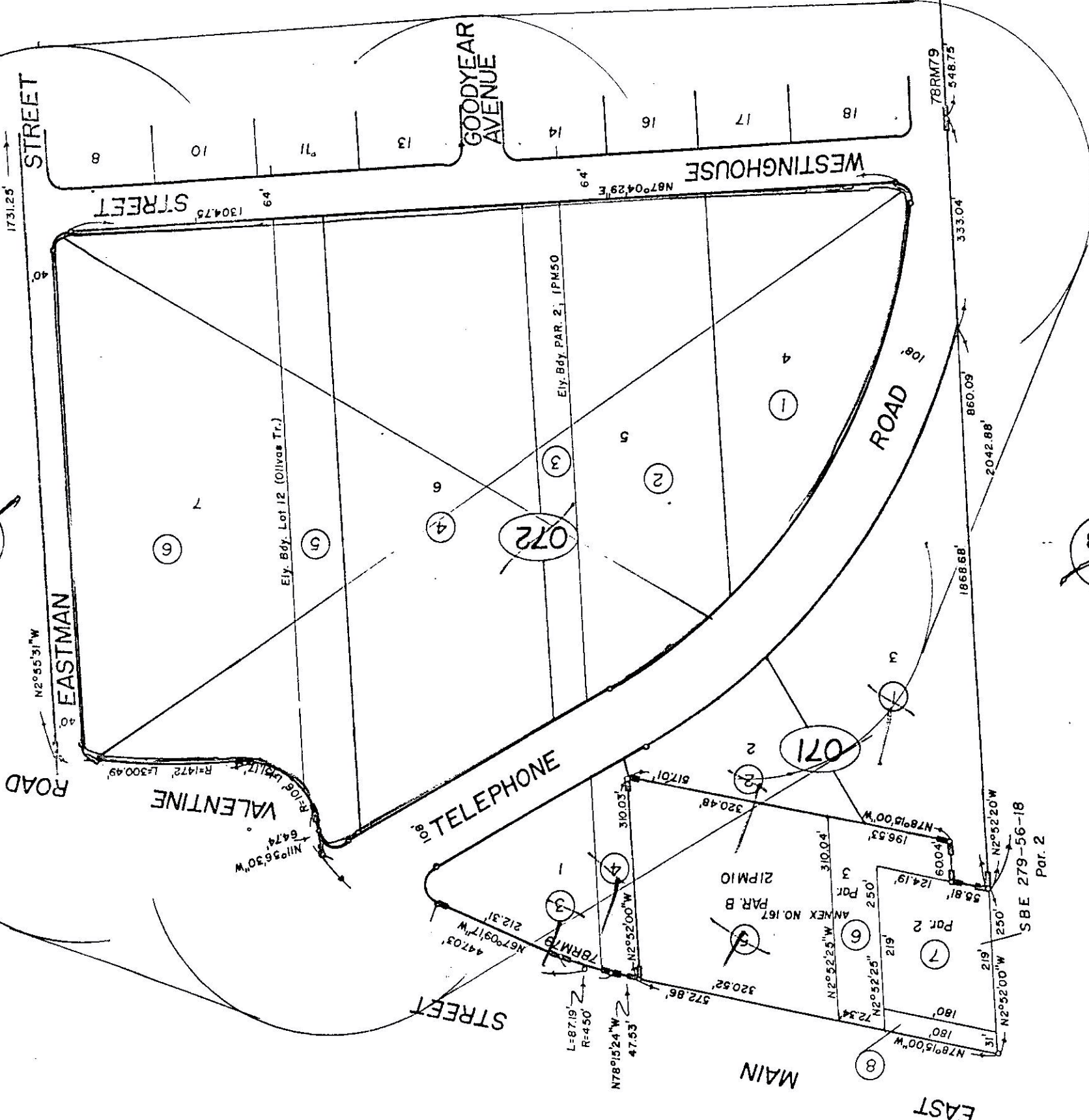
Tax Rate Area
05011

PD-198

Updated
5/10/82

1" = 200'

PORTION RANCHO SAN MIGUEL



CITY OF SAN BUENAVENTURA
Ventura County Assessor's Map.

Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles
Assessor's Mineral Numbers Shown in Squares

DRAWN	S.E.	CHECKED
REDRAWN		DATE 11-24-78
INKED	S.E.	EFFECTIVE 79-80 ROLL
		PREVIOUS BK. 138, Portion Pg. 02
		Compiled By Ventura County Assessors Office

Por. Olivas Tract, R.M. Bk. 2, Pg. 105
Por. Tract 2776-1, R.M. Bk. 78, Pg. 79

PORTION RANCHO SANTA PAULA Y SATICOY

79-28

BK 83

BK 137

BK 138

Tax Area Codes
05011
91054
05003

25.65 AC

28

22

28

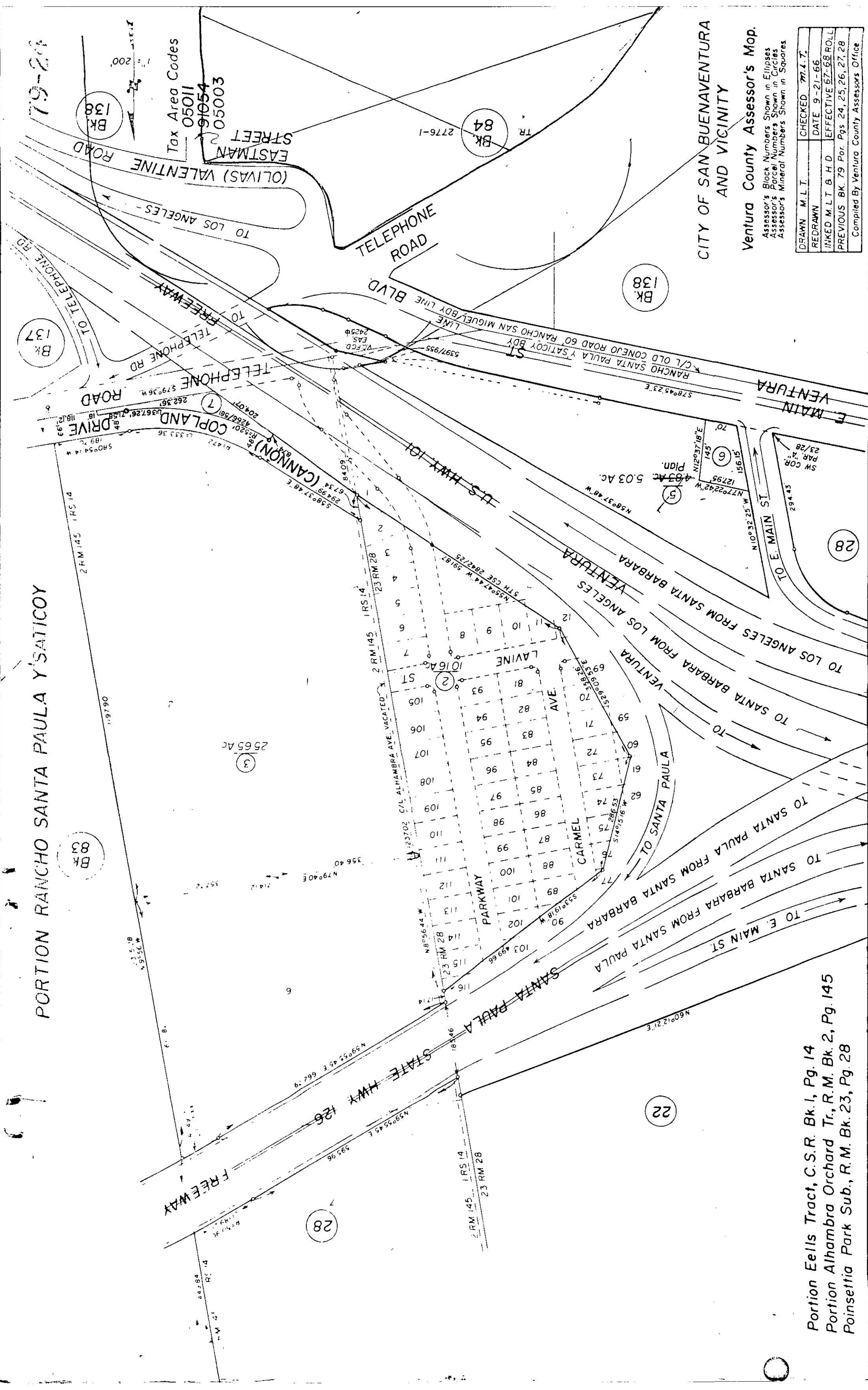
Portion Eells Tract, C.S.R. Bk. 1, Pg. 14
Portion Alhambra Orchard Tr., R.M. Bk. 2, Pg. 145
Poinsettia Park Sub., R.M. Bk. 23, Pg. 28

CITY OF SAN BUENAVENTURA
AND VICINITY

Ventura County Assessor's Map.

Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles
Assessor's Mineral Numbers Shown in Squares

DRAWN	M.L.T.	CHECKED	M.L.T.
REDRAWN		DATE	9-21-66
INKED	M.L.T. & H.D.	EFFECTIVE	67-68 ROLL
PREVIOUS	BK. 79	Par. Pgs.	24, 25, 26, 27, 28
Compiled By Ventura County Assessors Office			



04-08

Tax Rate Area
05011

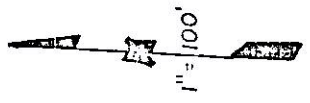
PORTION RANCHO SAN MIGUEL

4

5

6

7

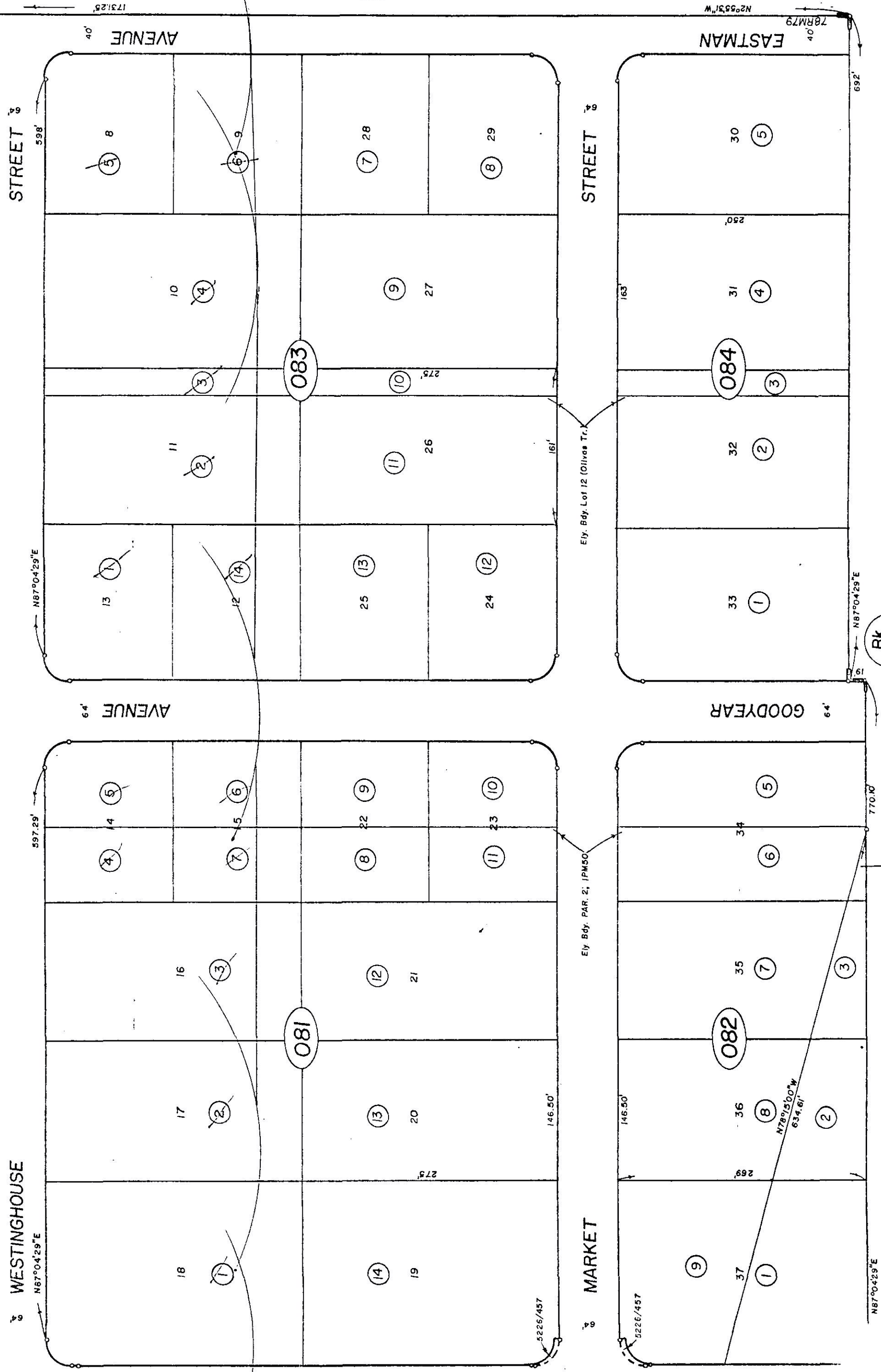


Ventura County Assessor's Map.
Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.
Assessor's Mineral Numbers Shown in Squares.

CITY OF SAN BUENAVENTURA

Bk. 138

DRAWN	S.E.
CHECKED	
DATE	11-24-78
EFFECTIVE	Z9-BGROLL
INKE	S.E.
PREVIOUS	BK. 138, Portion Pg. 02
Compiled By Ventura County Assessors Office	



Bk. 138

Por. Tract 2776-1, R.M. Bk. 78, Pg. 79

TELEPHONE

Bk. 138

-1011

Tax Rate Area
05021

~~PORTION RANCHO SAN MIGUEL~~

CITY OF SAN BUENAVENTURA
Ventura County Assessor's Map.

Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.
Assessor's Mineral Numbers Shown in Squares.

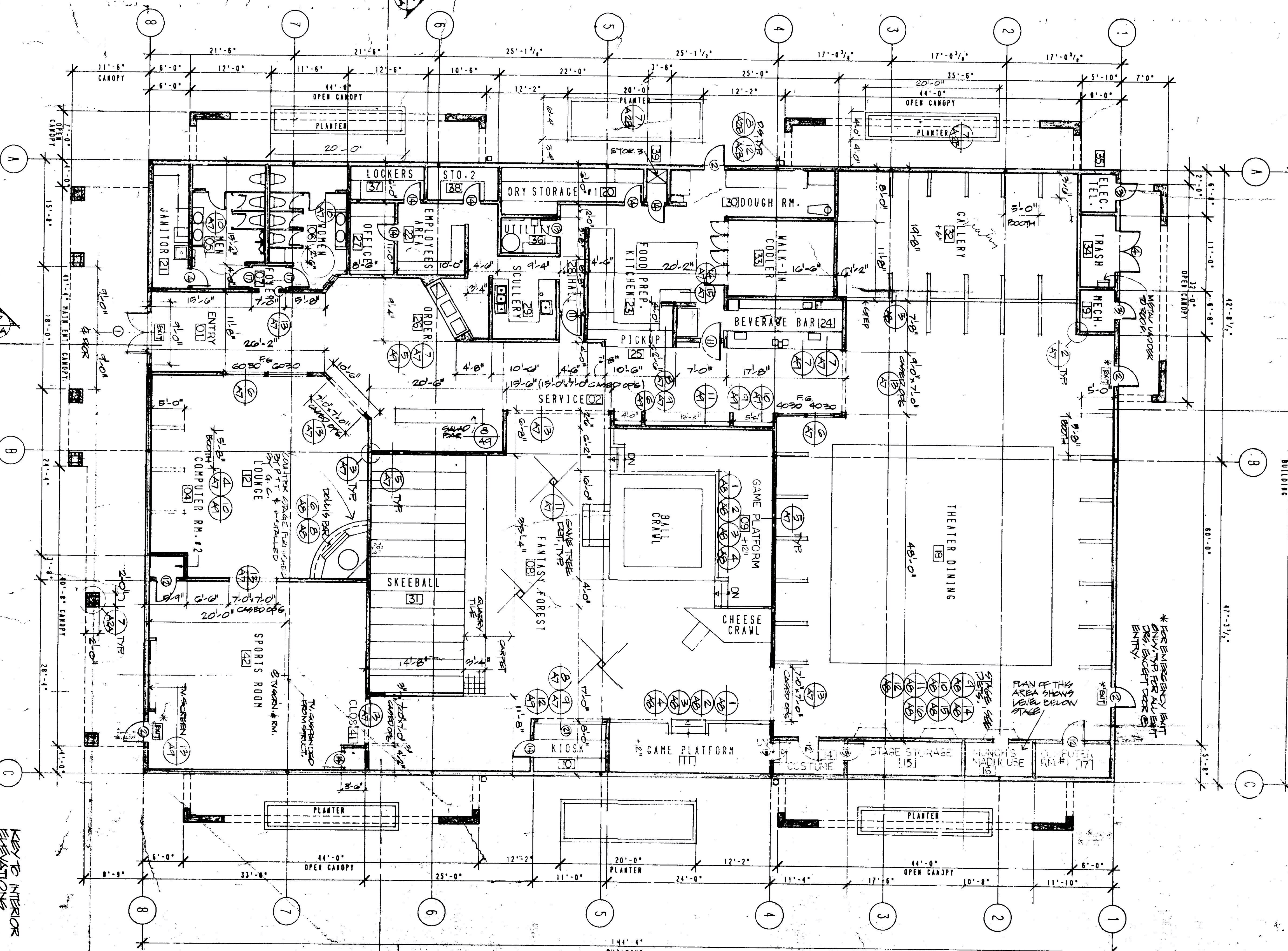
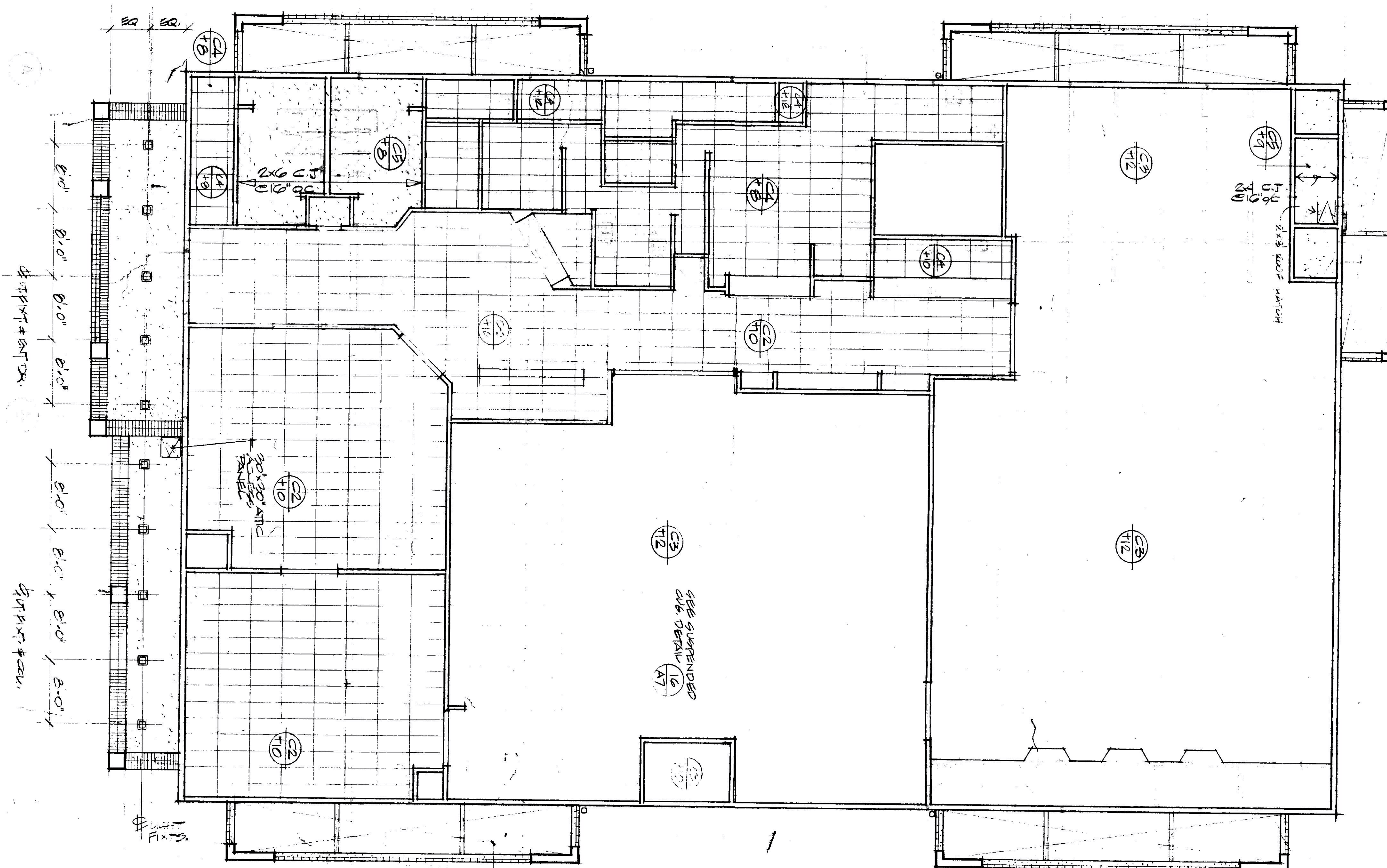
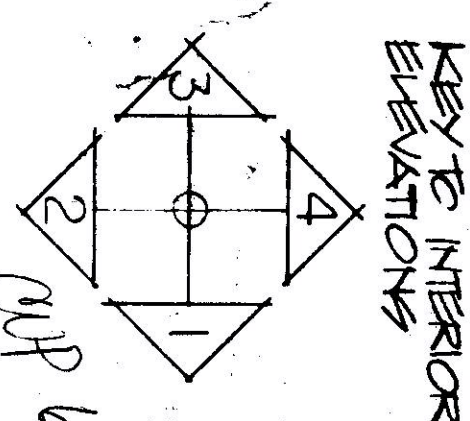
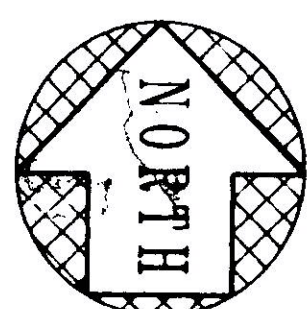
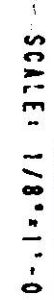
DRAWN D.V.	CHECKED
REDRAWN	DATE 1-25-80
INKED D.V.	EFFECTIVE 80-B1 ROLL
PREVIOUS BK 138, POR. PG. 01	
Compiled By Ventura County Assessors Office	

Tract 3077-1, R.M. Bk. 83, Pg. 85

Anacapa Imaging

TRANSPARENCIES

is on File



1. EXTERIOR BRICK WALLS - 2x6 STUDS @ 16" OC W/ R/II INSULATION

2. INTERIOR WALLS - 4x4 STUDS @ 16" OC W/ 2" INSULATION BETWEEN STUDS, INTERIOR SIDED OF BRICKWORK.

3. FRAMES R/II INSULATION (GROFF BATTIN 2x4'S) (FANLIZED ROOF)

DATE 1/8/11-01

1 U V U N 1 U V U N

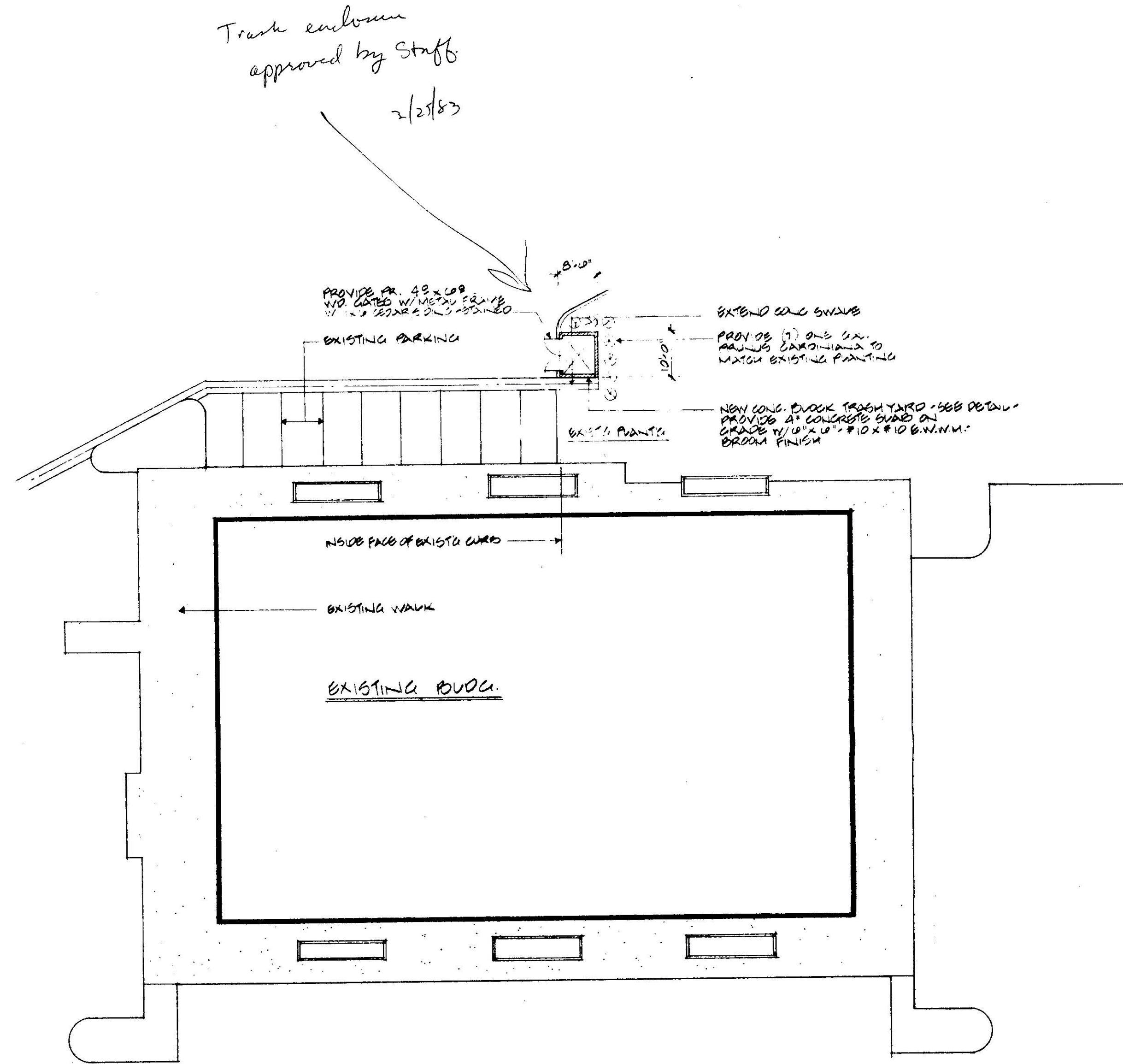
FLOOR PLAN AND
REFLECTED CEILING PLAN

Chuck E. Cheese's
Pizza Time Theatre
Telephone Road Plaza
Ventura, Calif.

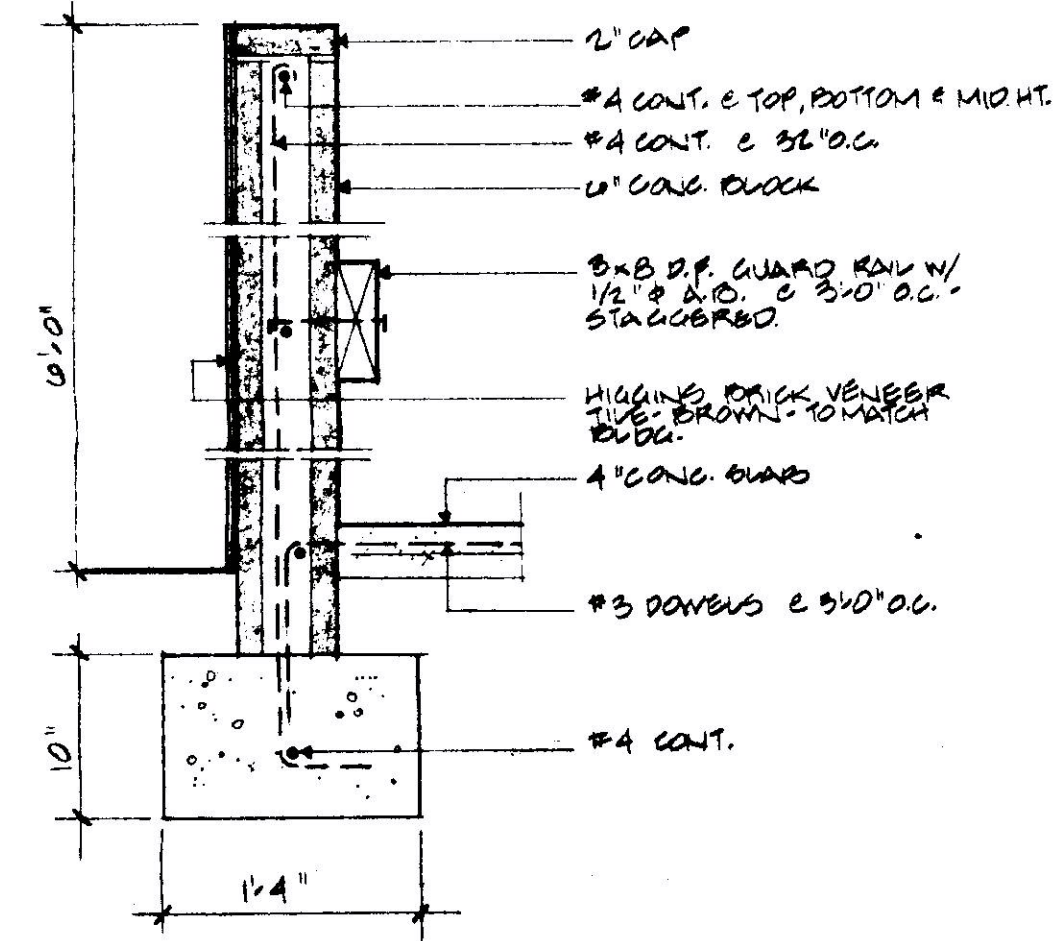
Pizza Time Theatre, Inc. 1213 Innsbruck Drive
Sunnyvale, California 94086 (408) 745-6051

John Ash and Associates
Design Guild West
Architecture, Planning, and Engineering
8000 Venice Boulevard
Los Angeles, California 90034 213/838-2101

[illegible]



PLAN
SCALE: 1" = 20'-0"



DETAIL - WALL SECTION
SCALE: 1" = 1'-0"

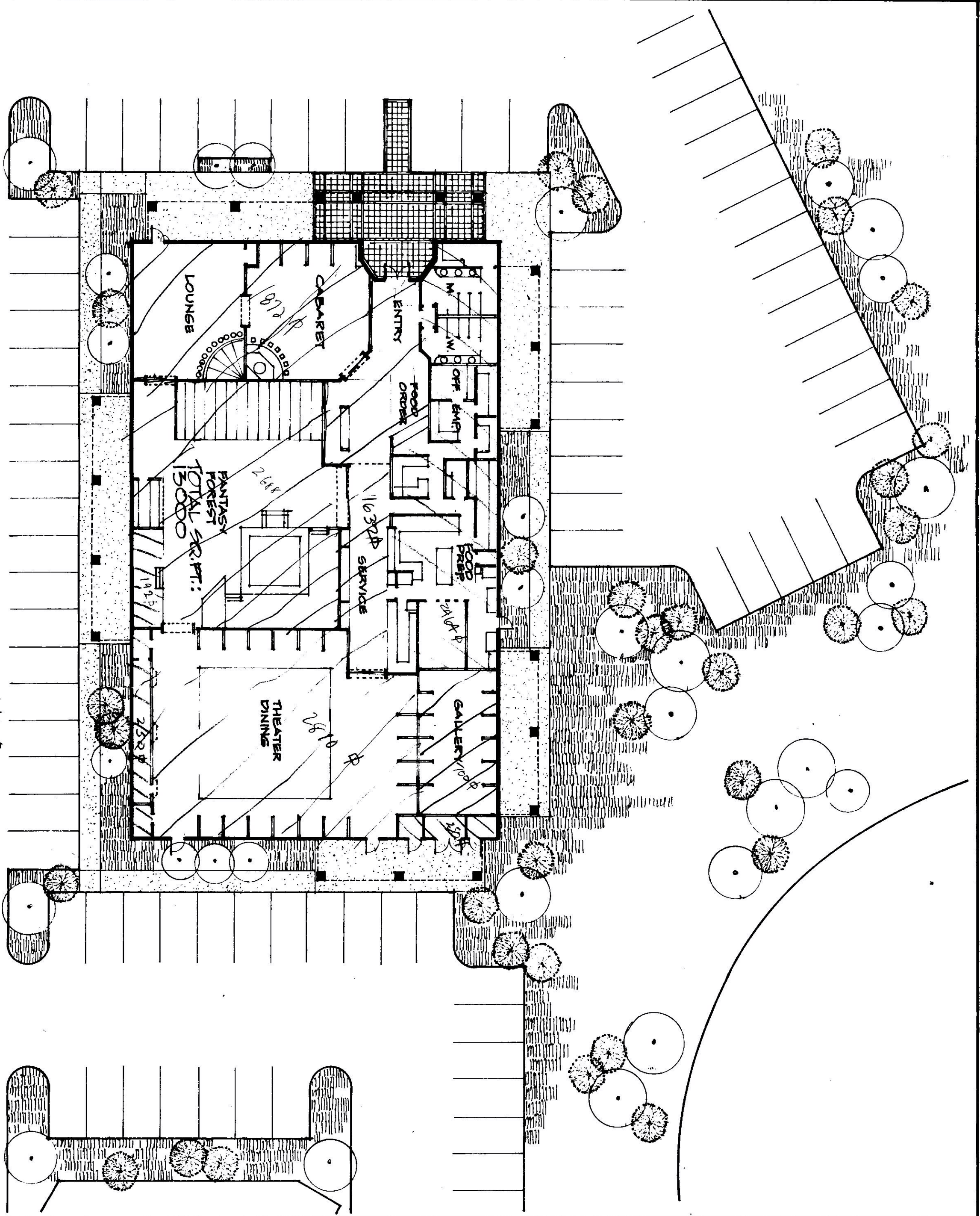
FEB. 7, 1983
FEB. 8, 1983

SCHNEIDER ARCHITECTS & ASSOCIATES
1040 No. Sycamore Avenue • Hollywood, California 90038 • Tel: (213) 469-5191

Copyright © 1977 - Schneider Architects - All rights reserved. Designs, Drawings and Specifications are the property of Schneider Architects and shall remain the property of the Architect whether the Project for which they are made is executed or not. They are not to be used on other projects or extensions to this Project except by agreement in writing and with appropriate compensation to the Architect.

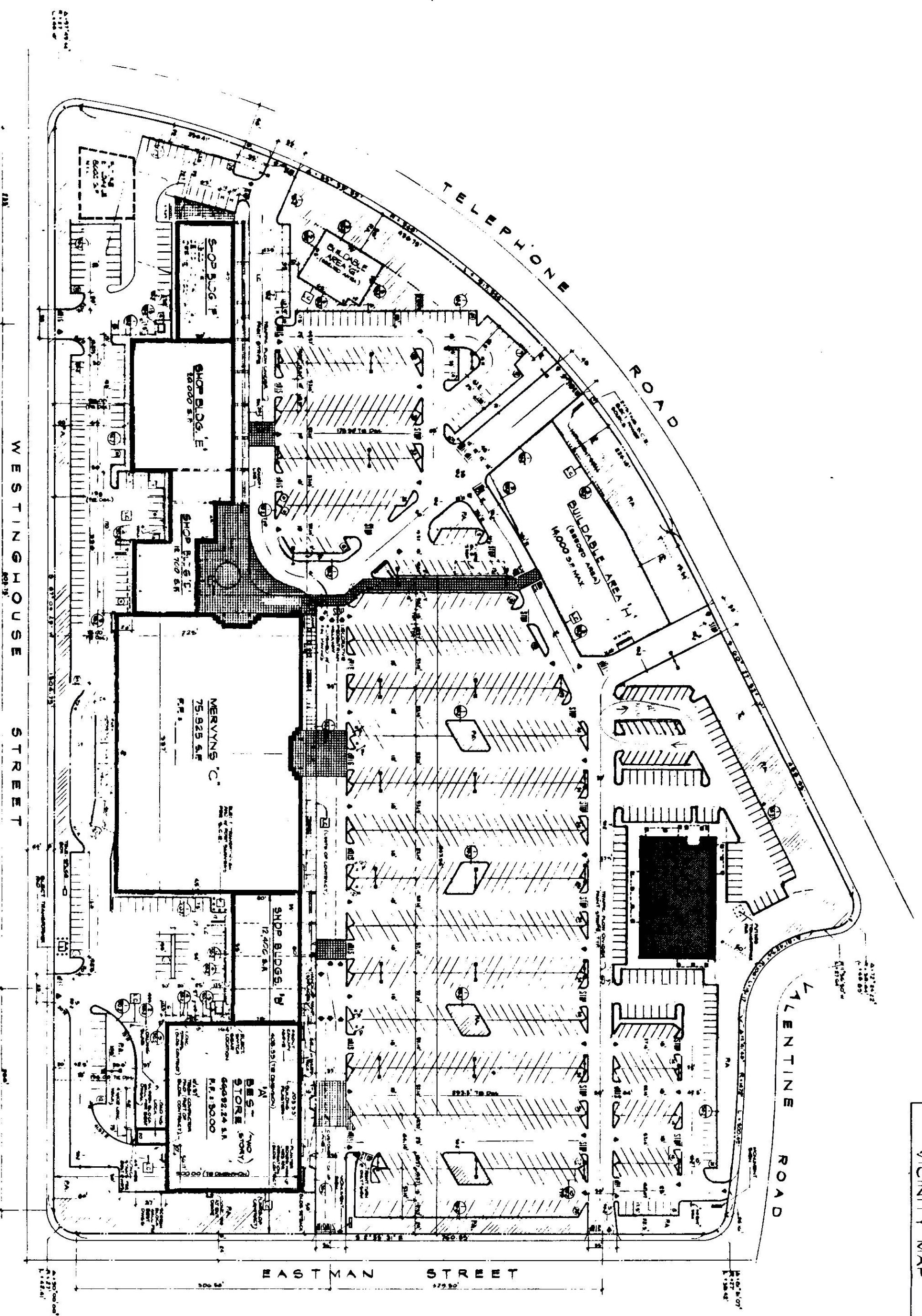
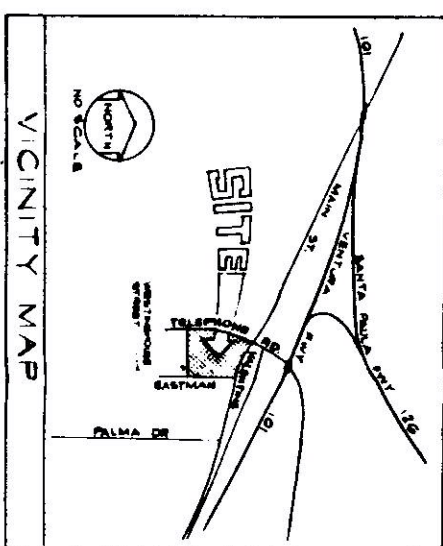
PIZZA TIME
THEATRE

TELEPHONE RD. PIZZA
VENTURA CA.

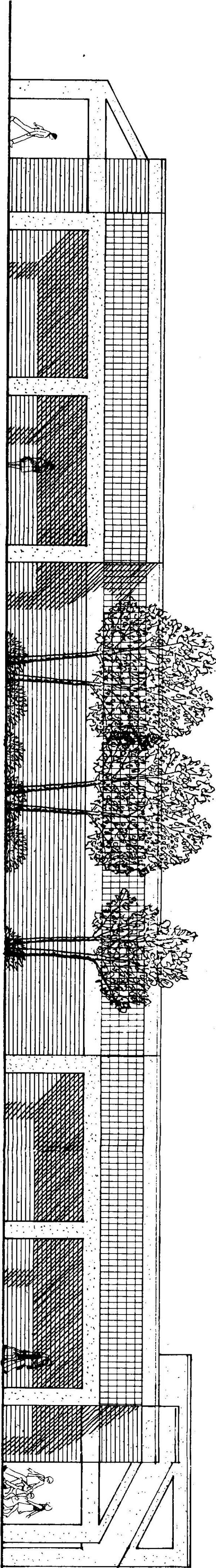


Drawn & Developed by [Signature]
 1 per 45 + 63/4 = 146.3
 1 per 250 + 3156 = 12.62
 1 per 100 + 3888 = 33.88
 1 per 186.8 = 187
 Scale: 1" = 20'

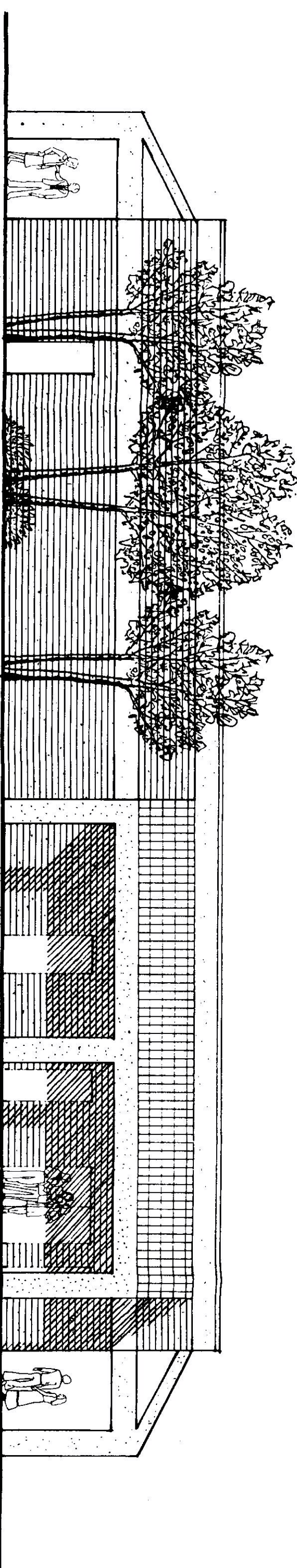
Revised
 45 + 63/4 = 146.3
 250 + 3156 = 11.8
 100 + 3888 = 35.8
 186.8



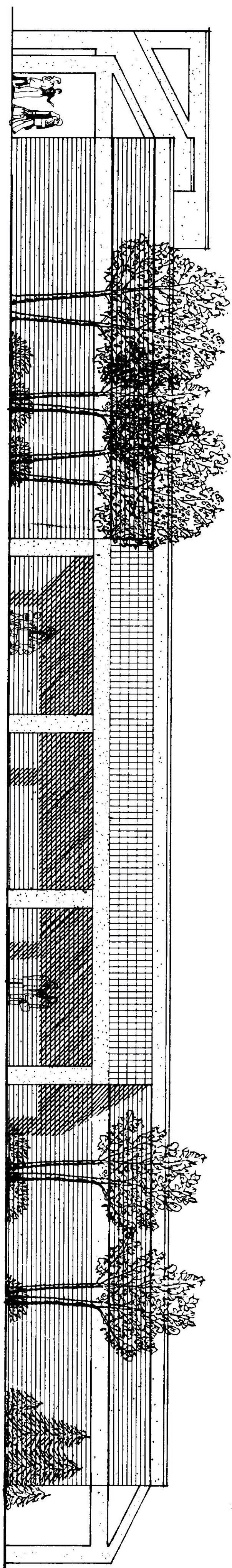
Site Plan



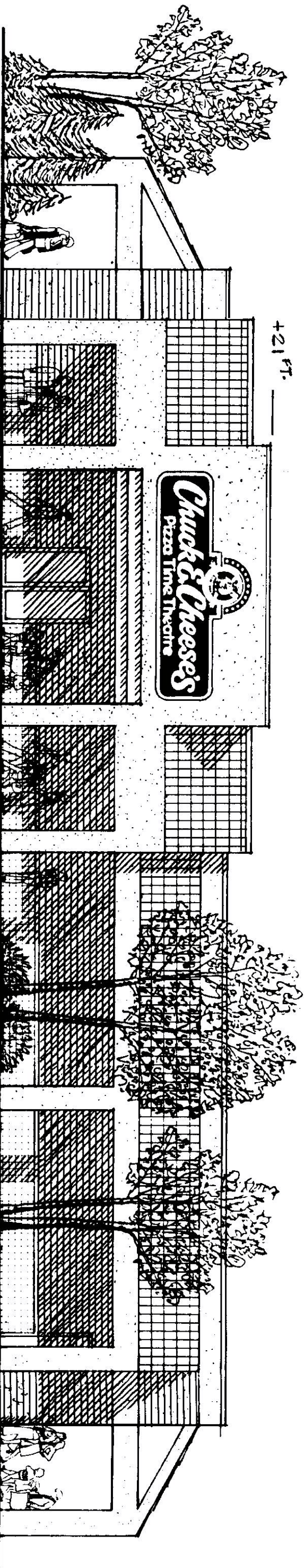
North Elevation



East Elevation



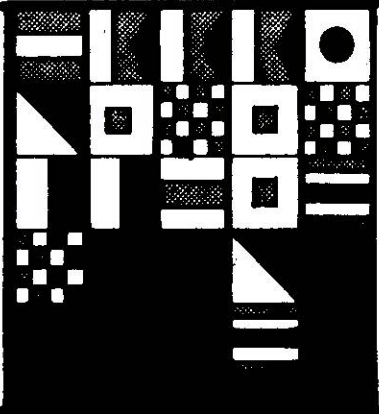
South Elevation



West Elevation

Scale: 1/8" = 1'-0"

Date	Revision



Design Guild West
 Architecture, Planning, and Development
 10880 Wilshire Blvd. Suite 1108
 Los Angeles, California 90024 (213) 474-2760

Project Title
 Chuck E. Cheese's
 Pizza Time Theatre
 Telephone Road Plaza
 Ventura, Calif.
 Owner

Sheet Title
 Site Plan
 Landscape Plot Plan
 Building Elevations
 Drawn By
 Checked By
 Date

